

**SOUTH HAMPSTEAD CONSERVATION AREA (*Formerly known as Swiss
Cottage Conservation Area*)**

CHARACTER APPRAISAL AND MANAGEMENT STRATEGY
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Prepared by
Conservation & Urban Design Team
London Borough of Camden

PART 1: CHARACTER APPRAISAL

1.0	INTRODUCTION	5
	Assessment Area	5
	Purpose of the Assessment	5
2.0	STATUTORY AND PLANNING POLICY CONTEXT	6
	National Policy	6
	London Borough of Camden's policy	6
	Designation, Boundaries and proposed Name Change	7
	Community Involvement: CRASH	8
3.0	ASSESSMENT OF SPECIAL INTEREST	8
	Summary Definition of Special Interest	8
	Location, Context and Topography	9
	Plan Form, General Character and Setting	9
	Landscape and Public Realm.....	10
4.0	HISTORIC DEVELOPMENT AND ARCHAEOLOGY.....	10
	Origins and historic development of the area	10
	To 1700	10
	The Manor of Hamestede	11
	The Kilburn Priory Estate	11
	Development from 1700 to 1870	12
	Maryon Wilson: 'Frognaal and the Central Demesne'	12
	Notable early residents	14
	Development from 1900	14
5.0	CHARACTER ANALYSIS	14
	Spatial Character	14
	Building Typology and Form.....	15
	Characteristic Local Details and Prevalent Building Materials	18
	Key views and vistas	19
	Definition of character areas or zones.....	19
	Trees and Private Open Spaces	20
6.0	HERITAGE AUDIT.....	22
	Introduction	22
	Listed buildings	23
	Buildings that make a positive contribution	23
	Historic Shop Fronts.....	23
	Streetscape Features.....	23
	Negative elements	23
	Opportunity sites	24
	Buildings at Risk.....	24
7.0	PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE.....	24
	Summary of Issues	24

	Article 4 Directions	25
	Article 4 Design Guide	26
	Benefits of Article 4 Directions	26
	Trees 27	
	Excavation Of Basement Areas For Additional Accommodation.....	27
	Rear Extensions and Loss of Rear Gardens to Hard Landscaping ..	27
	Roof Extensions and Changes to Roof Profiles and Detail	28
	Loss of Historic Shop Frontages / Poorly designed replacements ...	28
	Poor Quality 20th Century Infill Buildings	29
	Positive change.....	29
	Assessment of the boundary.....	29
8.0	PART TWO - MANAGEMENT STRATEGY	30
	Background.....	30
	Policy and Legislation	30
9.0	MONITORING AND REVIEW.....	31
	Monitoring	31
	Review	31
	Photographic record.....	32
	Future review	33
10.0	MAINTAINING CHARACTER	33
	General Approach	33
11.0	BOUNDARY CHANGES	34
	Additions and deletions considered.....	34
12.0	CURRENT ISSUES	35
	Summary of issues.....	35
	Article 4 Directions	35
	Article 4 Design Guide	36
	Alterations to Existing Buildings	37
	Changes of Use	37
	Excavation Of Basement Areas For Additional Accommodation.....	38
	Rear Extensions and Loss of Rear Gardens to Hard Landscaping ..	38
	Roof Extensions and Changes to Roof Profiles and Detail	38
	Poor Quality 20 th Century Infill Buildings	39
	Enhancement schemes for the public realm	40
	Economic and regeneration strategy – grants and investment	40
13.0	MANAGEMENT OF CHANGE	40
	Investment and Maintenance	41
	Listed Buildings.....	41
	Maintenance and Repair of Listed Buildings	41
	Listed Building Enforcement Powers.....	42
	Unlisted Buildings.....	42
	Control over New Development	43
	Design and Access Statements	44
	Preservation of Original Features.....	44
	Sub-division of houses	44

	Excavation Of Basement Areas For Additional Accommodation.....	44
	Roof Extensions and Changes to Roof Profiles and Detail	46
	Rear Extensions and Loss of Rear Gardens to Hard Landscaping ..	47
	Front Garden Spaces	47
	Front Boundaries.....	48
	Car parking cross-overs	48
	Introduction of New Services.....	48
	Changes of Use	48
	Demolition of Buildings.....	49
	Control of Advertisements	49
	Development Briefs and Design Guidance	49
	Public Realm Strategy.....	50
	Landscape Elements.....	51
	Enforcement.....	51
14.0	OTHER ISSUES	53
	Promoting Design Quality	53
15.0	COMMUNITY INVOLVEMENT	54
16.0	GUIDANCE.....	55
	17.0 CONTACTS	56
	18.0 BIBLIOGRAPHY AND REFERENCES.....	57

APPENDICES

Appendix 1: Conservation Area Boundary

Appendix 2: Designation Area Boundaries & Dates

Appendix 3: Urban Grain

Appendix 4: Topography

Appendix 5: Historic Plans

- i) OS Map 1871
- ii) OS Map 1894
- iii) OS Map 1914

Appendix 6: Sub Areas within the Conservation Area

Appendix 7: Built Heritage Audit

Appendix 8: Built Heritage Audit Plan

Appendix 9: Trees and Green Spaces Map

PART 1: CHARACTER APPRAISAL

1.0 INTRODUCTION

Assessment Area

- 1.1 The South Hampstead Conservation Area (Map 1) is bounded by West End Lane to the west, the Metropolitan Tube line to the north, Belsize Road to the south east, the rear boundaries of properties on Abbey Road to the south west, and the rear boundaries of properties of Fairfax Place/Marston Close/Naseby Close to the east. At its north eastern extremity it includes Canfield Gardens up to the corner of Finchley Road (including part of Finchley Road Underground Station).
- 1.2 The South Hampstead Conservation Areas was known as the Swiss Cottage Conservation Area until February 2011. The name of the conservation area was changed to reflect the historical development of the area and its spatial and historic relationship with Hampstead as opposed to Swiss Cottage, which is on the east side of Finchley Road.
- 1.3 The conservation area (CA), adjoins the Priory Road Conservation Area to the south west, with the West End Green and Fitzjohn's/Netherhall CAs to the north west and east respectively.

Purpose of the Assessment

- 1.4 This assessment has been prepared by the London Borough of Camden to define the special interest of the Conservation Area in order that its key attributes are understood, can be protected and measures and a Management Strategy can be put in place to ensure it's appropriate enhancement. It replaces the Swiss Cottage Conservation Area Statement which was adopted by the Council on 24th August 1995.
- 1.5 This document makes use of the criteria and methodology as set out in English Heritage's detailed guidance on Conservation Area Appraisals (August 2005). It is based on survey work undertaken in Spring 2010.
- 1.6 It is important to note that while the appraisal seeks to provide a summary of the special interest and character and appearance of the area, it would be impossible to identify all of its detailed characteristics or highlight every aspect of its special interest. Accordingly, future development proposals must be considered in the context of this character appraisal and a thorough assessment at the time a development proposal is made of the specific character and appearance of that part of the conservation area.

2.0 STATUTORY AND PLANNING POLICY CONTEXT

National Policy

- 2.1 Camden has a duty under *the Planning (Listed Building and Conservation Areas) Act 1990* (section 69 and 72) to designate as conservation areas any “areas of special architectural or historic interest, the character or historic interest of which it is desirable to preserve or enhance” and pay special attention to the preserving or enhancing the special character or appearance of those areas.
- 2.2 Designation provides the basis for policies designed to preserve or enhance the special interest of such an area. Designation also, importantly, introduces greater control over the removal of trees and more stringent requirements when judging the acceptability of the demolition of unlisted buildings that contribute to the character of the area.
- 2.3 Government policy on conservation areas is set out in by *Planning Policy Statement 5* (March 2010). This supersedes *Planning Policy Guidance Note 15: Planning and the Historic Environment* (1995).
- 2.4 English Heritage has produced *Guidance on Conservation Area Appraisals 2005* and *Management of Conservation Areas 2005* which have been used as a framework for this document. These guidance notes set out the rationale and criteria for designation and the way in which information should be presented in order to best support the preservation and management of designated areas.

London Borough of Camden’s policy

The Council’s policies and guidance for conservation areas are contained in the adopted Core Strategy and Development Policies of the Local Development Framework (2010) and Camden Planning Guidance (December 2006) and reflect the requirements of national policy.

The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system Camden is required to produce the Local Development Framework (LDF) which replaces the former Unitary Development Plan (UDP), and this will include a high level of monitoring and community involvement.

The LDF will incorporate the London Borough of Camden Planning policies:

- Development Plan Documents (DPDs): the key documents are the *core strategy and the development policies* which includes a development plan for the whole area and will outline a broad strategy for conservation

- Supplementary Planning Documents (SPDs): these provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
- Statement of Community Involvement (SCI)

The Conservation Area Appraisal and Management Strategy are adopted guidance and support the SPD.

The Council has produced a Streetscape Design Manual for Camden. This is a generic document regarding public realm enhancement work. This document includes sample illustrations of best practice, e.g. for historic street settings, and typical street settings within conservation areas. However, the importance of local conditions will also be taken into consideration along with this appraisal. www.camden.gov.uk/streetscape. Further guidance may be sought in English Heritage's Guidance *Streets For All*.

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Designation, Boundaries and Name Change

- 2.6 The South Hampstead (formally known as the Swiss Cottage Conservation Area) was originally designated on 15th November 1988. There have been no subsequent boundary revisions and none are proposed as part of this review.
- 2.7 As part of the re-evaluation of the special interest of the area in 2010 (see sections 3 - 5) it was identified that the name 'Swiss Cottage' did not best describe the CA either in historical, geographic or administrative terms. Much of the CA was originally situated in the historic manor of Hampstead, was developed by the same landowner who developed 18th and 19th century Hampstead, and the area is referred to on modern day maps as 'South Hampstead'. The location traditionally associated with Swiss Cottage is the area around Finchley Road, at Swiss Cottage Library and around what was The Swiss Tavern, built 1804 in the style of a Swiss chalet and on the site of a former tollgate keeper's cottage.. Swiss Cottage is also the name of a ward of local government administration, where the Swiss Cottage CA in fact extends into Kilburn and West Hampstead wards as well.

- 2.8 In light of this the name of the conservation area has been changed to 'South Hampstead'. The Combined Residents of South Hampstead (CRASH) (see below) suggested and supported the name change.

Community Involvement: CRASH

- 2.9 The Combined Residents' Associations of South Hampstead (CRASH) was founded in 1989 by Frances Radford, Hugh Cecil and others to bring together several existing street associations into a more inclusive and representative group overseeing the whole of the South Hampstead Conservation Area. The group's primary intention is to ensure the adoption of sensible policies and that reasonable and effective controls exist to protect and enhance the South Hampstead CA for the benefit of residents and future generations.
- 2.10 CRASH monitors development, alerts the Council to breaches of planning regulations, comments on planning applications, lobbies the Council for improved traffic conditions and Council services and helps to ensure local trees and greenery are conserved and maintained. CRASH also take part in West Hampstead and Finchley Road consultation groups. The group currently has approximately 300 members and is always looking for more to join.

3.0 ASSESSMENT OF SPECIAL INTEREST

Summary Definition of Special Interest

- 3.1 South Hampstead is a well preserved example of a leafy Victorian suburb, almost exclusively residential in nature, and largely homogenous in scale and character. The area is characterised by large, semi-detached and terraced late-Victorian properties, in red or gault (white / cream) brick, with a particularly distinctive and attractive roofscape including turrets, gables, and tall chimneys. Houses are made special by a variety of decorative treatments including terracotta panels and brickwork ornamentation, tiled and patterned footpaths, delicate ironwork, and elaborate timber doors and windows, including some original stained and leaded glass.
- 3.2 One of the most prominent features of the area is vegetation – both to the front and rear of properties. Green front gardens demarcated by low or ornate garden walls topped with hedges contribute strongly to the area's character. Building lines of the residential streets are generally set-back from the pavement which, with the boundary landscape treatment and many mature specimen trees, are essential in giving the streetscape its attractive and serene quality.

- 3.3 The open green spaces of the private rear gardens and the communal gardens between terraces of houses remain undeveloped and are a very important amenity for local residents – both for those who look onto the spaces and those who have access to them. In some cases they are managed as natural wildlife spaces, in others as more formal parkland. These copses and gardens are a haven for wildlife with areas set aside as natural habitats, as well as picturesque herbaceous borders, flowering shrubs, fruit trees, communal vegetable plots and a number of mature trees. These private spaces, along with the green front gardens, are vital in providing wildlife corridors, enhancing biodiversity and reducing flood risk as well as in preserving the attractive, tranquil character of the conservation area .

Location, Context and Topography

- 3.4 South Hampstead is situated in North London, and occupies the north western corner of the London Borough of Camden. Its fine historic character and leafy streets are an immediate contrast to the bustling Finchley Road, one of the main routes north out of the City and which dominates the area directly east of the conservation area. Indeed transport hubs and railway lines define the edges of the area – with West Hampstead station to the north west; Finchley Road and Swiss Cottage underground stations to the east, and South Hampstead overground to the south east.
- 3.5 South Hampstead was developed on the southern slopes of the medieval manor of Hampstead (see Map 2), and historically and visually has much to connect it with that area. To the south west of the conservation area is Priory Road conservation area where medieval origins are still apparent (Priory Road runs through the South Hampstead conservation area). Directly north west is the West End Green Conservation area; centred on medieval routes in and out of London.

Plan Form, General Character and Setting

- 3.6 The conservation area is planned on a gently curving grid-iron pattern with houses arranged predominantly in grand terraces or as large semi-detached dwellings. The fairly rigid street plan is enlivened by elaborate architectural detail, variety in roofscapes, recession and projection in elevations, attractive boundary walls and lush green front gardens. Mature street trees and the large, private open spaces planned for the use of residents contribute significantly to the attractive and leafy air of the suburb.
- 3.7 Nearly all of the streets run broadly east west, dissected by two roads; Priory Road which demarcates the historic estate of Colonel Cotton to the west which was developed slightly earlier than the majority of the CA, and Fairhazel Gardens in the east. The lack of direct through routes, the use of one way traffic management, and the location of

major roads to either side of the area, contributes to the quiet and well-preserved historic character of each street (see Map 3)

Landscape and Public Realm

- 3.8 Mature street trees are a key characteristic of the conservation area and contribute strongly to its landscape and special significance. Vistas/views down tree lined streets are an important landscape feature of the conservation area providing continuity within the streetscape with varying colours and textures.
- 3.9 Historic street furniture (tiled street signs, granite curbs and cobbles) all contribute to the quality of the public realm.
- 3.10 The grid-iron pattern of development means that there is only one public open space within the CA – Broadhurst Copse, a small triangular wooded area at the eastern end of Broadhurst Gardens on the periphery of the conservation area. However private rear open spaces and long, undeveloped rear gardens are overlooked by whole streets of residents and therefore form an important aspect of the area's significance.

4.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Origins and historic development of the area

- 4.1 Understanding how our environment was shaped serves not only to enhance the experience of residents and visitors, but plays an important part in planning and development decisions – ensuring we preserve what is special and - where appropriate - restore historic associations that have been lost. The ownership and use of land, settlement patterns and the earliest routes through and around the landscape are often the markers of modern day roads and alleyways, plot patterns and place-names.
- 4.2 A comprehensive street by street account of South Hampstead is published in Christopher Wade's 'Streets of West Hampstead', and online in Volume 9 of the Victoria County History of Middlesex at <http://www.british-history.ac.uk/>.

To 1700

- 4.3 Although the South Hampstead Conservation Area remained as undeveloped farm or meadow land until it was first developed in the late 19th century, we can still identify how the original ownership of the land and routes through the area have shaped it. For example the first edition Ordnance Survey of 1871 (Appendix 5.i) shows the area as

fields crossed by local tracks and paths, some of which formed the course for later roads. Land ownership is also significant in defining the street pattern of the area, as South Hampstead was originally split between two medieval manors - areas of local administration - controlled by an overlord appointed by the Crown.

The Manor of Hamestede

- 4.4 The central section of the area belonged to the manor of Hampstead, a name derived from the Anglo-Saxon 'Hamestede' (meaning homestead). In Hampstead the manor adjoined the ecclesiastical parish, and the area is shown in the Domesday book as a small farm. The manor was given to the monastery at Westminster by King Ethelred the Unready, which he confirmed in a charter of AD986. At that time the manor stretched from Primrose Hill and the southern tip of West End Lane in the south, following the line of the Edgware Road (Watling Street) at its western boundary. It is likely that the eastern and northern boundaries followed the edges of Hampstead Heath as we know it today – defined by the Spaniards Inn (Hampstead Lane) to the north and Highgate Hill (Parliament Hill Fields) to the east.
- 4.5 By the 12th century however the manor had been split, and in the middle ages the manor of Hampstead had a village with a parish church and was owned successively by the Knights Templar and the Knights Hospitaller. Following the dissolution of the monasteries by Henry VIII ownership of the manor changed again, passing into the hands of Sir Thomas Wroth in 1551, Baptist Hickes (later Lord Campden) in 1620, the Earl of Gainsborough in 1690, Sir William Langhorne in 1707 and then, by marriage, to the Maryon (later Maryon Wilson) family

The Kilburn Priory Estate

- 4.6 The land ownership of the eastern part of the CA is, as above, tied to Hampstead and the Maryon Wilson Estate. The western part however formed part of the Kilburn Priory Estate from the 12th Century.. At 224 acres, the Estate covered all the streets between Priory Road and West End Lane (Compayne Gardens, Cleve Road, Woodchurch Road, Acol Road and Wavel Mews), and a broad sweep of land below and to the east of the conservation area – bounded by Rowley Way in the South and Avenue Road () to the east.
- 4.7 Kilburn Priory was established in 1134 and endowed by Herbert, abbot of Westminster, on the site of Godwin's hermitage (a religious retreat) on the Hampstead side of Edgware Road. Following the Dissolution of the monasteries in 1536 the estate was sequestered by the Crown and for four years owned by the Clerkenwell-based Hospital of St John of Jerusalem, who already owned another Hampstead Estate at Shoot-up Hill. When the Hospital of St John was itself suppressed the estates were sold off separately into private ownership. In 1595 Sir Arthur Atye,

secretary to the Earl of Leicester, took possession of the Kilburn Priory Estate and nearby Shoot Up Hill, until 1768 when they were sold off.

- 4.8 So while the entire area originally belonged to the Manor of Hampstead, Priory Road and West End Lane are remnants of the original Estate, and mark the eastern and western boundary, belonging to the hermitage and medieval Kilburn Priory. As such this sub-area is historically allied with the Priory Road conservation area which is located directly south of South Hampstead. The 45 degree curve of Goldhurst Terrace marks the Priory Estate's northern boundary, and the extent of land owned by the Maryon Wilson Estate until the mid-19th century when the conservation area was first developed.

Development from 1700 to 1870

- 4.9 Records show that the remains of Kilburn Priory were demolished around 1790, following which the Kilburn Priory Estate was split and changed hands a number of times, eventually passing to Colonel Henry Perry Cotton, of Quex Park, Isle of Thanet, in 1849 (he retained land until 1874). Street names in the western section of the conservation area are derived from both Cotton's colonial glories (streets such as Rondu and Skardu Roads in Shoot Up Hill – references to areas in Northern Pakistan) and his country estate: both Acol and Woodchurch are hamlets bordering Quex Park (open privately as a country house and museum) on the Isle of Thanet, on the eastern tip of Kent.
- 4.10 West of Colonel Cotton's land lies a small parcel of land developed speculatively by Richard Pincham, or perhaps by Thomas Bate, which includes West Hampstead Studios on Sherriff Road, c1884. He also built the nearby Railway Hotel, parade of shops and former town hall.

Maryon Wilson: 'Frognaal and the Central Demesne'

- 4.11 The great majority of the land that is now South Hampstead Conservation Area is shown on a map of the Maryon Wilson Estate as an estate belonging to 'Frognaal and the Central Demesne'. But while the Maryon Wilson land north of Swiss Cottage - Hampstead village – developed as a popular spa destination and residential settlement from 1700, the fields known as Manor Farm remained as such until the latter decades of the 19th century.
- 4.12 Following the opening of the Finchley Road in 1826, Maryon Wilson was keen to develop the specified lands, and amend the tenancies of areas of the Heath lands to the north. However public outcry over the latter, predominantly from Londoners who used the Heath for recreation which led to the establishment of one of the first local amenity groups in the country, the Hampstead Heath Protection Fund Committee (formed 1866, now known as the Heath & Hampstead Society) arrested his plans. The subsequent refusal of Parliament to overturn the will stopped him from developing any of the estate at all.

Large swathes of land from Spaniards Lane in the north, to Aberdare Gardens in the South, remained undeveloped until his death in 1869.

- 4.13 Development in the area finally commenced in 1874, when Priory Road (then called Canfield Road) was opened, providing a gateway to the Western side of the Estate. Priory Road marked the boundary between the Maryon Wilson Estate and the estate of Colonel Cotton to the west, with whom land was exchanged. By 1875 plots were for sale in Priory Road, and between 1877 and 1882 51 mostly detached houses were constructed there.
- 4.14 However from the late 1870's development commenced in earnest on Maryon Wilson's demesne lands (then owned by Sir Thomas's son, Spencer), and the streets which now make up the conservation area was the first major development in the southwestern section of their Estate (see Map 4). Roads were named after Maryon Wilson estates in Essex and Sussex and building began from the east end of the land with 20 houses by Charles Kellond in Goldhurst Terrace in 1879 and another 50 there between 1880 and 1885. From 1886 to 1900 a further 101 houses, some flats, and a riding school (which may have been at 109 Goldhurst Terrace) were developed, mostly by T. K. Wells of Kentish Town.
- 4.15 Development commenced broadly west from the Finchley Road and south from the railway line. Six houses were built in Canfield Gardens in 1881, 30 between 1885 and 1886, mansion flats in 1886 and 1889, and three shops were added in 1897. On Broadhurst Gardens, the nearest road to the newly opened Metropolitan railway line, 116 houses were built between 1882 and 1894. In Fairhazel Gardens (originally called North End Road), which crossed the three roads to link with Loudoun Road in St. John's Wood, five houses were built between 1879 and 1881 and another 31 houses and three blocks of flats between 1886 and 1896 (see Map 5).
- 4.16 In 1884-5 eleven stables and six houses were built on Canfield Place by Ernest Estcourt and James Dixon, who also, with Wells, built Canfield and Greencroft Gardens, which by 1891 reached Fairhazel Gardens from its eastern junction with Goldhurst Terrace. Between 1886 and 1897 some 68 houses and Rutland House flats were built in Greencroft Gardens which was extended to Priory Road after 1891. 77 houses and three blocks of flats were built in Compayne Gardens (originally known as Chislett Road) between 1886 and 1894 by local builders, James Tomblin and E. Michael, which was developed to reach Fairhazel Gardens by 1891 and Priory Road by 1913. The last road to be developed in the area was Aberdare Gardens, where Tomblin also built most of the 29 houses erected between 1893 and 1897. The third edition Ordnance Survey of 1914 (see Map 6) shows that building was complete throughout the area.

Notable early residents

- 4.17 Aside from Canfield Place, which was described as 'fairly comfortable', the area was predominantly middle-class in circa 1890, with notable residents including the pioneer of physical education Mme. Bergman-Osterberg, who lived at no. 1 Broadhurst Gardens in the 1880s and Walter Sickert, the painter, who resided at no. 54 (now demolished) from 1885 to 1894, using the top floor of the house as his studio. In 'My Bolivian Aunt' (1971) Cecil Beaton evoked the colourful character of no. 74 Compayne Gardens, which was called Santa Cruz in c. 1900 when it housed the Bolivian consul general. Frederick Rolfe, author and self-styled 'Baron Corvo', a freelance writer, noted photographer and painter who associated with Oscar Wilde and Lord Alfred Douglas, lived at no. 69 Broadhurst Gardens.
- 4.18 Other notable residents include John Seymour Lucas, a London 'genre' painter who lived at 1 Woodchurch Road, and installed the grand Queen Anne style doorway with its attractive shell cupola, salvaged from Fairfax House in Putney (now demolished) and which survives today. The architect and author Banister Fletcher (who with his son banister Flight Fletcher produced one of the most important early architectural reference works – A History of Architecture on the Comparative Method (1896) lived at Anglebay (now demolished) on the corner of Woodchurch Road and West End Lane (now demolished) and designed a number of important houses nearby including 82 Compayne Gardens and 5 Cleve Road. The notorious Russian spy Kim Philby, lived at 18 Acol Road. T.S Elliott lived at 3 Compagne Gardens from 1915-1916.

Development from 1900

- 4.19 Not much has changed in South Hampstead since the end of the 19th century, and the small pockets of later development are usually residential blocks - Kings Gardens (1897), Kingswood Court (1935), and Sydney Boyd Court, (built in 1953 on a site cleared by a WWII flying bomb) on West End Lane. Further bomb damage resulted in a large number of flats being constructed by the LCC on Broadhurst Gardens alongside the railway (1956). Canfield Place was redeveloped in the 1980's.
- 4.20 More recent development includes long blocks of flats in Priory Road, and various smaller infill / backland type developments such as 1A Cleve Road and St Mary's Mews behind 52 and 54 Priory Road (1978).

5.0 CHARACTER ANALYSIS

Spatial Character

- 5.1 The spatial character of South Hampstead is derived from the interplay of wide streets lined with mature trees and large and rhythmically

spaced brick buildings. These substantial residential properties could easily dominate views to either side, however their bulk is moderated both by their placement within the plot - set back from the street in verdant front gardens - and because their elevations are carefully modelled, using recession and projection and decorative details to great effect. The whole ensemble is further enlivened by variety at roofscape level – again carefully designed to balance the height and mass of the properties and yet retain an attractive, homely character.

- 5.2 The character of South Hampstead Conservation Area relies significantly on the attractive, wide variety of prominent roof forms. Roofs are formed by decorated gables to the frontage, with terracotta decoration and timber windows, sometimes as oculus (round) openings or balconies with railings, capped by elaborate Dutch gables and pediments, or elsewhere treated as steep French style hipped and mansard roofs, some with original dormers, their size, shape and materials designed to harmonise with the host building. Turrets and ogee-shaped domes – for example up and down Fairhazel Gardens – terminate the corners of streets in grand Victorian style. All these original, carefully designed roofscapes play a very important role in maintaining the character of the conservation area.
- 5.3 The corners of streets in the east of the area – notably Fairhazel Gardens – are characteristic late Victorian theatre - with turrets, cupolas and grand canted bays giving the built form stature and solidity. The central section of the conservation area is much more homely in character, and the gentle curve in the gridiron used to great visual effect. Ornate boundary walls in brickwork with mature hedges and in some cases with surviving railings were designed to increase the green, leafy environment of these quiet residential streets.
- 5.4 The serene character of the conservation area is further enhanced by lush green front gardens, mature trees, and the private open spaces behind houses which make a positive contribution and provide visual and practical amenity for many residents.

Building Typology and Form

Terraces

- 5.5 The eastern and southern sections of the conservation area – the less desirable areas for early residents with proximity to busy main roads, noisy and smoky railways and bustling shops - are planned in terraces. East of Fairhazel Gardens they form imposing mansion blocks of 3 and 4 storeys - on Canfield Gardens rising to 5 storeys. The use of terraced dwellings maximised the amount of lettable space, and minimised building costs – however the detail and form of elevations enlivens what could very easily become austere. Ornate gables, and recession and projection, with larger double and tripe height bay windows, are used to great effect. At the east end of Broadhurst

Gardens the terraces are designed to resemble semi-detached properties, planned symmetrically with paired gables and a narrow gap part way between each property disguising the fact that they meet at the back.

- 5.6 Properties on Belsize Road, which marks the southern section of the conservation area and was developed much earlier than the Maryon Wilson land, take the much more typical London terraced house form – three storeys plus basement, in yellow stock with the ground floor in stucco to resemble stone and shallow villa-style roof pitches.

Semi-Detached Properties

- 5.7 The rest of the conservation area as developed on Maryon Wilson land is composed of large semi-detached properties; from Broadhurst Gardens at the very northern tip of the conservation area to Aberdare Gardens in the south, 3 and 4 storey properties are elaborately composed to include a range of fashionable late 19th century forms and details. The variety of porches is particularly interesting – they include elaborate ironwork porch canopies, render and striped brick arches, grand Baroque-style pediments with date stones and carved brick faces, and Gothic revival arches and arcading.

Detached Properties

- 5.8 The western section of the conservation area as developed by Colonel Cotton is predominantly comprised of large two and three storey detached buildings; this time with that very typical mid-19th century mix of style – while broadly Gothic in form they often enlist fashionable Classical revival details. Properties, for example on Acol Road, have overhanging gables with ornate timber bargeboards, brick banding, large bay windows with foliate motifs to the mullions and Classical porticos with ionic columns. On Woodchurch Road the detailing is simpler but there is greater use of movement – double height bay windows terminate in slate-clad turrets under heavy overhanging eaves with painted timber console brackets and ornate moulded porch hoods. On Cleve Road and the west end of Compayne there is a great variety of form and much red brick – and on occasions - very ornate High Victorian fanciful detail, although the houses are still detached 2, 3 or 4 storeys, often again with attics and some with raised basements.

Mansion Blocks

- 5.9 There are a small number of mansion blocks and purpose built blocks of flats within the conservation area, in addition to those developed on Maryon Wilson land. King's Gardens is perhaps the grandest example, on West End Lane to four storeys with attics and set in a crescent around its own mature green space. However the Ocean-liner style 1930's blocks – such as West End Court on Greencroft Gardens– are just as attractive and important in maintaining the character of the conservation area as the traditional 19th century mansion blocks. There are also a number of purpose built and largely Camden-owned blocks of flats on WWII damage and gap sites within the CA – such as

Broadfield on Broadhurst Gardens, and Sidney Boyd Court on West End Lane. Although these are of limited architectural merit, they do not detract from the historic character of the area. This is because they share characteristics with the traditional historic properties: they are in brick, with a regular fenestration and are set back from the road.

Mews and backland sites

- 5.10 There are two traditional mews in the CA: West Hampstead Mews and Wavel Mews. These properties are generally two storeys with pitched roofs hidden behind parapets and attractive simple elevations in keeping with their original function as garages, workshops and stables. As is typical in mews properties, the front elevation is not set back.
- 5.11 At 109 Goldhurst Terrace is a back land former stables site accessed through an arch between no's 107 and 111, more recently used as a car repair workshop. The buildings here appear on the 2nd edition Ordnance Survey map and thus are contemporary with development in the area. An adjacent backland site is accessed via a lane adjacent to 10 Fairhazel Gardens. This has been redeveloped for residential use.

Artists' Studios

- 5.12 West Hampstead Studios are a picturesque group of speculatively built studios. They were turned down for listing in 2009, however they were noted in the Inspectors report as being of significant local value. In addition, many of the properties in the conservation area - for example east of Fairhazel Gardens which back onto the private open spaces, and on Compayne Gardens have very large windows on their upper floors which indicates they may have been designed as such.

Shops and Pubs

- 5.13 The conservation area has a small number of shops and commercial properties located on West End Lane and also at the western end of Broadhurst Gardens. A small number of historic shop fronts survive and these are documented in the Heritage Audit. The Railway public house on the corner of West End Lane and Broadhurst Gardens retains its traditional Victorian frontage and, more rarely, its originally name. It makes a positive contribution to the conservation area and is a minor local landmark.

Ecclesiastical / Educational / Civic

- 5.14 Two buildings survive within the conservation area which originally served the educational and religious needs of the early residents. St James' Church is an important local landmark at the junction of West End Lane and Sherriff Road. In red brick with stone dressings and slate roofs, this Gothic Revival church relies on massing for its effect with a 5-light lancet window and north-east chapel with apsidal end facing West End Lane, and a tall clerestory and steeply-pitched roofs visible beyond. On Fairhazel Gardens a former School survives – a

simply detailed single storey Victorian Gothic building with a rear addition.

- 5.15 There is no purpose-built local government building in South Hampstead Conservation Area, however in 1900 when local borough councils succeeded parish vestries as the seat of local administration, West Hampstead town hall was based in privately rented offices at 165 Broadhurst Gardens. This building, originally erected as the 'Falcon Works', was converted in 1886 to house the town hall by HG Randall. For most of 20th century the building was used as a recording studio, notably by the Beatles and the Rolling Stones. It is now home to the English National Opera.

Transport and Travel

- 5.16 The conservation area is bordered on three sides by railway and underground lines; and two stations fall within the conservation area.

Finchley Road station opened on 30 June 1879 by the Metropolitan Railway (MR, now the Metropolitan Line), the world's first underground railway line (established 1859-63). The station was rebuilt in 1914 with entrances incorporated into a new parade of shops. The stone-faced exterior is simple Edwardian Baroque - projecting bays above the entrance retain leaded windows and a decorated freeze above, the interior ticket hall retains some of its original features and character.

- 5.17 West Hampstead underground station also opened on 30 June 1879 to serve the Metropolitan Railway. This station acted as the temporary terminus of the branch until it was further extended to Willesden Green in 1879. The building is typical of its period with attractive late 19th century detailing, organised symmetrically with swept Dutch gables at either end and a low sweeping roof with dormers in between. Sadly the shopfronts at ground floor level are much deteriorated. The station is now used by the Jubilee line, though Metropolitan line services run through the station without stopping. Inside the station retains.... And at platform level an attractive pre-War passenger shelter survives, with curved glass windows and a broad overhanging ovular roof; an early example of the attractive curved Art Deco style popularised by Frank Pick along the Metropolitan line stations.

- 5.18 West Hampstead underground station is not to be confused with West Hampstead railway station which serves the North London line and West Hampstead Thameslink station which are situated 100m and 200 north respectively and not in the South Hampstead conservation area.

Characteristic Local Details and Prevalent Building Materials

- 5.19 The majority of properties in the CA are faced in red brick – very fashionable in the late 19th century because of the revival in domestic vernacular architecture and the Arts & Crafts movement. Yellow stock

brick – cheaper and readily available in London - is used for the backs and sides of these houses, and for the earlier streets developed by Colonel Cotton and on Belsize Road to the south. Render is used occasionally – to pick out details; and terracotta panels – for example with the typically Arts & Crafts device of a sunflower on Broadhurst Gardens – is used extensively. Roofs on the Maryon Wilson estate are in clay tiles - again a detail typical of the Arts & Crafts revival - where elsewhere Welsh slate is ubiquitous.

- 5.20 Ironwork features extensively all over the CA. Although many ornate boundary railings have disappeared, ironmongery does survive in porch canopies (Greencroft Gardens) and on high level balconies. On Greencroft Avenue a small section of properties incorporate the Star of David, perhaps indicating a builder of Jewish descent. Boundary walls are a highly characteristic feature of the area and incorporate red and yellow stock brick as well as black 'lava' bricks, usually organised randomly to provide a pleasing contrast to the regularity of its brick frame. Coloured geometric tiled pathways are an increasingly rare and valuable feature of the CA - in a small number of cases these have recently been restored.

Key views and vistas

- 5.21 Perhaps the most prominent view in the conservation area is looking down Priory Road towards St Mary's church (which is within the Priory Road Conservation Area).. The church spire is framed on either side for most of the year by greenery in the form of mature trees.
- 5.22 Green views into verdant back gardens and into the four private open spaces also play an important part in establishing the serene suburban character of the conservation area.

Definition of character areas or zones

- 5.22 Within the overall architectural homogeneity of the area, there are a number of areas with their own distinctive character (See Map 7):
- i) **East of Fairhazel** – mansion blocks, tight terraces, developed later and closer to bustle of Finchley Road. Built form is simple; recession and projection give the terraces life and flourishes are reserved for details such as grand brick and terracotta porches and large stained and leaded glass timber-painted front doors.
 - ii) **Central wedge** – Aberdare, Broadhurst, Canfield, Compayne and Greencroft Gardens; includes east side of Priory Road. The heart of the conservation area these properties are some of the most ornate and attractive in the area, with lively roofscapes, timber and ironwork porches, typically late 19th century multi-paned sashes and gaps between houses contributing to character.

- iii) **Colonel Cotton** – West side of Priory Road and all streets west of it; although just as attractive, these houses are distinctly more commercial developers' – stock brick with stone or render and slate roofs and typically mid-Victorian in style with Classical details.
- iv) **Belsize Road.** This provides a link with the earlier stucco Italianate buildings in the Priory Road Conservation Area, and contains many superb semi-detached villas, the uniform terraces of Belsize Road and some sensitively designed recent buildings.

Trees and Private Open Spaces

Trees

5.23 The conservation area generally has a decent level of tree cover which should be protected and enhanced where possible (see Map 8). Trees play an important role in urban areas which include the following:

- a. Provide habitat for a broad range of wildlife
- b. Provide public amenity value and amenity value for residents of an area
- c. Provide a sense of wellbeing and place
- d. Filter, absorb and reduce pollutant gases including ozone, sulphur dioxide, carbon monoxide and nitrogen dioxide
- e. Produce oxygen and absorb carbon dioxide
- f. Release scents and aromas that create a positive emotional response
- g. Mark the changing seasons with leaf changes and floral displays
- h. Symbolise community focal points
- i. Contribute to lower dust and noise levels
- j. Provide a sustainable source of compost
- k. Reduce skin cancers by providing shade
- l. Provide employment through all aspects of the arboricultural industry
- m. Reduced localised extremes in temperature- cooling in the summer and warming in the winter
- n. The presence of trees can increase property prices by 5-18%

- 5.24 The general canopy/tree character of the conservation area is largely formed of continuous bands of trees spanning rear gardens with intermittent tree cover in front gardens. The general level of tree cover in the conservation area is relatively high and comprised of a wide range of sizes and species. Trees in front gardens provide a very important landscape and streetscape function and this is especially true where street trees are not present. Vistas/views down tree lined streets often provide continuity within the streetscape with varying colours and textures. These important landscape features of the conservation area require both protection and enhancement where possible.
- 5.25 Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness and give the impression of properties with large rear gardens.

Private Open Spaces

- 5.26 The conservation area has a number of rear communal spaces designated in the Local Development Framework Core Strategy 2010 as private open space. Generally, these spaces have high level of perimeter planting with scattered trees within the open space.
- 5.27 Broadhurst Gardens Meadow to the rear of Broadhurst Gardens and Fairhazel Gardens is largely managed for its wildlife value. This is achieved through relaxed mowing regimes and leaving deadwood in situ to decay and attract a number of insects. The garden consists of a meadow of varying grass heights with a perimeter belt of trees and shrubs. The grassland sward is composed of a number of grasses and wildflowers including creeping bent, timothy, meadow foxtail, red fescue, false oat grass, Yorkshire fog and cock's foot. Within the sward, various wildflowers such as vetchling, yarrow, cat's ear, hogweed, common sorrel, lesser stitchwort and various buttercups are intermingled. Trees around the edge of the grassland include sycamore, wild cherry, elder, oak, willow, ash and lime. Access is restricted to residents who border the site. Broadhurst Gardens Meadow is a Site of Nature Conservation Importance in Camden's Core Strategy.
- 5.28 Maryon Wilson Green Triangle/Goldhurst Open Space to the rear of Fairhazel Gardens and Goldhurst Terrace is a community garden with sycamore dominated woodland and ivy ground cover. There is an amenity area, well stocked herb garden beds and parts planted with shrubs and trees such as rowan, oak yew and silver birch. Flower and herb beds have been planted with species to attract insects. A pond has been incorporated into the site and hedging using native species has also been established. Maryon Wilson Green Triangle/Goldhurst

Open Space is also a Site of Nature Conservation Importance in Camden's Core Strategy.

- 5.29 Canfield/Greencroft Open Space between Canfield and Greencroft Gardens is a large open space with a variety of mature scattered trees providing shade, colour and wildlife habitat. To the east of the space is a community garden/allotment growing a variety of vegetables and herbs. The space is well used by residents living around the edge.
- 5.30 Compayne Open Space between Compayne and Canfield Gardens is split into three main characters. A hard surfaced tennis court area is located to the west of the site, in the middle of the site an open grassed area with a few scattered trees and an attractive, well laid out community garden to the east. This garden provides a private, secluded space in which to relax. A number of young trees and shrubs have been planted along with climbing species around trellising to provide important vertical habitat.
- 5.31 Fairhazel Open Space is between Fairhazel and Compayne Gardens is smaller and is comprised of open space at the centre with bands of mature perimeter trees. This gives a feeling of privacy and seclusion from overlooking buildings.

6.0 HERITAGE AUDIT

Introduction

- 6.1 An audit of the fabric of the conservation area has been undertaken to identify listed buildings and unlisted buildings that contribute to the character and appearance of the conservation area. Buildings and streetscape and other elements that detract from its character and appearance are also identified. The built heritage audit is set out in Appendix 1 with a plan showing the location of listed buildings, positive contributors and detractors (see Map 9)
- 6.2 There is a strong presumption to retain buildings that make a positive contribution to the character of the area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement with something of a more appropriate scale and massing or detailed architectural treatment would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements identified as neutral are those that broadly conform with the overriding scale, form, materials and elevational characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.

Listed buildings

- 6.3 Within the South Hampstead Conservation Area there is only one listed building - the Grade II listed Church of St James, Sherriff Road. St James' was erected in 1887-8 and designed by AW Blomfield, a notable 19th century church architect who built the Royal College of Music and was highly regarded for his restoration work, and particularly for St. Saviour's parish church, Southwark (now Southwark Cathedral).

St James' Sheriff Road is not currently at risk.

Buildings that make a positive contribution

- 6.4 In addition to the buildings that are on the statutory list there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Conservation Area as a whole (see Appendix 7a and b). Whilst some of these buildings may have experienced minor alterations over the years, they contribute as part of a group. The criteria suggested by English Heritage in their guidance on conservation area appraisals has been applied.

Historic Shop Fronts

- 6.5 Historic shop fronts survive in whole or in part at:

149, 153 , 159-163, 180,, 184, 190, 196 Broadhurst Gardens

106 West End Lane

Streetscape Features

- 6.6 The character and the appearance of the conservation area are not solely a function of its buildings, use and activity. Elements within the public realm, such as original paving materials, traditional bollards and street furniture of historic interest (e.g. lamp posts, post boxes and bollards) contribute greatly to the area's quality, character and appearance. It should be noted that the survey may not be exhaustive and any works should seek to retain elements of streetscape interest, whether listed or not (see Appendix 2).

Negative elements

- 6.7 Inevitably there are a small number of structures and elements of streetscape that impinge on the character and quality of the conservation area. In addition, there may be unsympathetic and prominent features that detract from a building such as inappropriate additions (e.g. excessively large dormer windows) or uPVC windows.

Neutral buildings

- 6.8 These are buildings which neither preserve nor detract from the character and appearance of the area and where there may be potential for enhancement. They are predominantly made up of 20th century infill building; many of which display a poor quality of design. Neutral buildings are shown on the Heritage Audit plan at Appendix 8.

The extent of intrusion or damage (negative factors)

- 6.9 These buildings, elements or spaces detract from the special character or appearance of the area. Sensitive redevelopment may provide an opportunity for the beneficial change. In other words they blight the area and improvement is expected in proposals for redevelopment.

There are no buildings which are considered, at the time of writing, to detract from the special character and appearance of the area.

Opportunity sites

- 6.10 There are no opportunity sites identified within the conservation area in the Camden LDF.

Buildings at Risk

- 6.11 In 2009 English Heritage designated Swiss Cottage (as it was then known) as a **Conservation Area at Risk**, which means that it has deteriorated in the last three years / is expected to in the next three and as such is considered to be at risk of loss of historic significance. Issues such as development pressures, erosion of historic detail, insensitive highway schemes, empty buildings and lack of investment are types of factors which are considered when assessing whether an area is improving, stable or declining. In the case of Swiss Cottage it was the systematic loss of historic features which tipped it onto the Register. Because Article 4(1) Directions (see below) were introduced in 2010 the conservation area was removed from the Register.

7.0 PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

Summary of Issues

- 7.1 Whilst some redevelopment of sites has occurred in recent years, the bulk of planning proposals since designation in 1988 have been for residential alterations, conversions, extension and forecourt parking.
- 7.2 Perhaps the greatest single development pressure in the area is the continued trend for the conversion of former single family dwelling houses, to flats and maisonettes. A 2008/9 survey showed that of the 1,150 or so buildings in the conservation area, 1,000 are residential and these contain some 3,850 individual properties. About 70% of

residential properties in the area are thus purpose built or converted flats. The trend for residential conversion has led a number of associated development pressures, some falling within planning control:

- excavation of basement areas for additional accommodation
- rear extensions and loss of rear gardens to hard landscaping
- roof extensions and changes to roof profiles and detail

And others outside:

- increased on street parking and pressure for forecourt parking
- loss of verdant front gardens for parking / hard landscaping
- loss of front boundary walls; inappropriate replacement walls / railings
- pressure to fell and lop trees
- provision of refuse facilities within front gardens
- elevational alterations and loss of detail

7.3 Other issues that have arisen since 1995 include:

- Loss of Historic Shop Frontages / Poorly Designed Replacements
- Poor Quality 20th Century Infill Buildings

Article 4 Directions

7.4 In recognition of the issues outside planning control detailed survey work was undertaken in 2008/9 to assess the loss of features and make recommendations to halt erosion in the conservation area. The survey showed that 23% of boundary walls had been lost, and 43% of front gardens had been paved over for parking. The survey also highlighted a significant number of properties with original stained glass/ leaded window and doors which were increasingly being removed, along with other issues such as new rooflights, detracting from the balance and design of the roofscape and front elevations, and loss of historic features on front and side elevations which face the road.

7.5 To stop this erosion, and give the opportunity for reinstatement of historic features an Article 4(1) Direction was made on the majority of properties within the conservation area in July 2010.

7.6 An Article 4(1) Direction removes what are known as 'Permitted Development rights' under the Town and Country Planning (General Permitted Development) Order 1995. It means that residents have to make a planning application for certain types of work to the front of houses and the sides of corner houses which face the road. It does not stop residents carrying out minor alterations like installing security lighting, burglar alarms or repainting.

The Article 4 Direction requires residents to make a planning application for the following works:

1. Enlarging, altering or improving the front of a house – including alterations to and replacement of windows, doors, decorative details such as porches, terracotta panels and ironwork
2. Painting the front of a house (if it will differ from the traditional surface treatment). You do not need to apply for planning permission to repaint your house if it is already painted or covered in ‘stucco’ or a traditional render finish.
3. Additions or alterations to the roof at the front of a house, including the installation of a roof-light or solar panel
4. Erecting, altering or removing a chimney
5. Making, enlarging, improving or altering a hard surface at the front of a house
6. Erecting, altering or demolishing a gate, wall or fence at the front of a house

7.7 Because the measures are to protect historic features, residents can still carry out works of repair and replacement without making a planning application, if the replacement materials and design closely match the existing materials and design.

Article 4 Design Guide

7.8 The Article 4 Direction is accompanied by a *Design Guide* to explain works of repair and alteration and give residents guidance on making planning applications. It encourages owners and occupiers to undertake sensitive repairs and to reinstate historic features where they have been lost. Even minor changes to the appearance of houses can destroy the character and appearance of the area, and potentially lower the value of the house, so the basic principle underlying the advice on the Guide is to:

- keep your historic property in good repair
- retain and repair historic features rather than replace them.

The Design Guide can be downloaded from our website at: www.camden.gov.uk/conservingcamden or can be requested from Camden Planning reception.

Benefits of Article 4 Directions

7.9 The introduction of Article 4(1) Directions is to ensure that original features are preserved and, where possible, repaired rather than replaced. Historic features are normally capable of being sensitively repaired and this is often cheaper than wholesale replacement. Historic features can also add value to your property, and a recent survey by English Heritage showed properties with original features tend to sell for

more, and more quickly, than equivalent properties outside a conservation area.

Trees

- 7.10 Street trees and trees in gardens are vulnerable to the sometimes conflicting interests of property owners and the environmental benefit.

Excavation Of Basement Areas For Additional Accommodation

- 7.11 In recent years, South Hampstead Conservation Area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells at the front and rear of properties. Some of these (e.g. on Aberdare Gardens) are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA.

- 7.12 Just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting. The Council will resist this type of development where it is considered to harm the character or appearance of the conservation area.

Rear Extensions and Loss of Rear Gardens to Hard Landscaping

- 7.13 While a small number of rear elevations and private rear gardens are visible from the street in South Hampstead, a much larger number are visible from the private open spaces and in long views from the rears of individual properties. The long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead Conservation Area, and their preservation is of paramount importance.

- 7.14 In recent years however, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a significant number of planning applications for large rear extensions and significant loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, open character of the conservation area. Applications are always assessed in line with Camden Planning Guidance, however particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. Residents are encouraged to maintain as much soft landscaping as possible in rear gardens.

Roof Extensions and Changes to Roof Profiles and Detail

7.15 It is notable that in April 1988, guidelines for roof alterations in the area were formally adopted by the Council, prior to the area's adoption in November of that year as a conservation area. The wide variety of roofs – from simple decorated gables, to elaborate Dutch gables and pediments, to steep French style hipped and mansard roofs, turrets and ogee-shaped domes - play a very important role in maintaining the character of the conservation area

7.16 In recent years, as above largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a number of planning applications to alter roofscapes and insert new dormer windows to the front and rear of buildings in the conservation area. These can be damaging to the character of the area if what is proposed does not take into account the careful design of the original building – its front elevation and traditional roof form - and the pattern of neighbouring buildings as a whole. The variety of roof forms in the area means that each proposal must be carefully judged on its design merits; alterations should not result in increased visual bulk to the roof, nor should they draw more attention than existing to the roof slope. Where a building forms one of a harmoniously composed terrace or group, or indeed is a prominent corner building with a carefully designed hipped roof, insensitive alterations this can be particularly damaging to the design of the host building and the street as a whole. Rooflights inserted insensitively in the front or visible side roof slope, even when they are flush fitting, also erode character and upset the careful balance of solid to void on the principal elevation.

Loss of Historic Shop Frontages / Poorly designed replacements

7.17 Whilst a number of historic shop fronts do survive many are marred by unsightly strip fascias, cluttered signage and unconsidered shopfront design.

These include:

- 92-98 (even), 104-112 (even), 169-177 (odd) West End Lane
- 7-13 Fairhazel Gardens
- 2-8 Canfield Gardens and 219A-D Finchley Road

7.18 219A-D Finchley Road and 104-112 West End Lane are shops housed at ground floor level in the Finchley Road and West Hampstead tube stations respectively. Both these and the tube stations themselves would benefit from a holistic design approach being taken to remove unnecessary signs, posters and associated clutter, consider ways in which the surviving fabric can be upgraded and historic features reinstated where lost.

Poor Quality 20th Century Infill Buildings

- 7.19 While there are a small number of 20th century infill buildings which are considered to make a positive contribution to the conservation area, modern infill is often of a very poor quality in terms of design. In some cases traditional materials (brick, render) are used and the new building is designed to mimic adjacent historic buildings, in other cases overtly modern forms are adopted. In most cases neither approach is wholly successful
- 7.20 Where a historic form is chosen details are often not accurately copied and poor quality materials e.g cheaper bricks, uPVC windows and 'off the peg' details which do not achieve the same quality and visual attraction as the adjacent historic buildings. Indeed the poor quality "historic" infill juxtaposed against the real thing only serves to highlight the difference in quality between the two. Where overtly modern forms are chosen for infill sites the general trend appears to demonstrate that too little weight has been given to form, design and detail.
- 7.21 Whether a modern building distinguishes itself by difference (in materials, form, detail) or chooses to blend seamlessly with its neighbours, inadequately considered design, cheap materials, and 'off the peg' details (e.g windows, doors) will fail to make a successful infill building which preserves or enhances the character and appearance of the conservation area.

Positive change

- 7.22 The capacity for new development is low within the area; however, incremental reinstatement of quality details, reinstating garden walls and railings and front gardens (see below), will enhance the area.
- 7.23 There is scope for public realm improvement e.g. removal of clutter or signage designed more appropriately and introduced subtly and only where absolutely required.

Assessment of the boundary

- 7.24 The conservation area boundary has been assessed and no changes are proposed.

8.0 PART TWO - MANAGEMENT STRATEGY

Background

- 8.1 English Heritage Guidance on the Management of Conservation Areas advises that following an appraisal of the conservation area, a strategy for its management in the mid to long term should be developed to address issues identified through the appraisal.
- 8.2 The Character Appraisal and this associated Management Strategy seek to provide a clear basis for the assessment of proposals and identify an approach to addressing issues that have the potential to impact on the special interest of South Hampstead.
- 8.3 The aims of the Management Strategy are to:
- inform interested parties of how the Council intends to secure the preservation and/or enhancement of the conservation area;
 - set out an approach to consultation on the management of the conservation area;
 - confirm how issues identified through the character appraisal will be tackled;
 - identify specific policy or design guidance that is relevant to the conservation area to support the development control function and those preparing applications for planning permission, listed building consent and conservation area consent;
 - identify areas where the overview provided by the Conservation Area Appraisal suggests that site-specific Development Brief would assist the management of the conservation area and decision-making processes;
 - identify areas that may benefit from specific enhancement proposals should funding become available; and,
 - identify the management tools available to the Council through legislation.

Policy and Legislation

- 8.4 The purpose of the Management Strategy is to provide clear, concise proposals for maintaining and enhancing the conservation area. This includes actions and a review framework which address the issues raised in the Appraisal.
- 8.5 The Council's policies and guidance for conservation areas are contained in the adopted Core Strategy and Development Policies of the Local Development Framework (2010) and Camden Planning Guidance (December 2006) and reflect the requirements of national policy.

The government has introduced a new planning system in which the focus is on flexibility, sustainability, strengthened community and stakeholder involvement. Under the new system Camden is required to produce the Local Development Framework (LDF) which replaces the former Unitary Development Plan (UDP), and this will include a high level of monitoring and community involvement.

The LDF will incorporate the London Borough of Camden Planning policies:

- Development Plan Documents (DPDs): the key documents are the *core strategy and the development policies* which includes a development plan for the whole area and will outline a broad strategy for conservation
- Supplementary Planning Documents (SPDs): these provide further detail and guidance on policies and proposals included in the DPD, and can supplement higher level policy in controlling erosion of the special interest that warrants designation
- Statement of Community Involvement (SCI)

The Conservation Area Appraisal and Management Strategy are adopted guidance and support the SPD.

9.0 MONITORING AND REVIEW

Monitoring

- 9.1 The Council will continue to monitor the listed building within the conservation area, as well as other buildings, to ensure that it does not become 'at risk'. Action will be taken as necessary to safeguard the listed building and its special interest.

Review

- 9.2 The Council is required to undertake periodic review of the South Hampstead Conservation Area to ensure that the special interest is being maintained and protected to re-evaluate boundaries and see whether there are areas which justify inclusion or whether there are areas which have deteriorated to such an extent that their special interest has been lost.
- 9.3 As part of the review process the Council will:
- undertake a visual appraisal;

- maintain a searchable photographic record of listed buildings within the area on the Council website, ensuring that this is updated as new buildings are added;
 - record the character of streets and areas;
 - maintain and update a record of other aspects of interest within the conservation area including shopfronts of merit and the historic fabric of the public realm; and,
 - consider current issues impacting on the character and appearance of the conservation area.
- 9.4 As part of the most recent character area appraisal (2010/2011), the following has been reviewed: current issues, conservation area boundaries, positive contributors to the conservation area, negative elements and elements of streetscape interest.
- 9.5 A photographic record is being made to accompany the introduction of Article 4 Directions in September 2010 that will provide a visual benchmark for review of the condition of the conservation area in the future.
- 9.6 Since the writing of the previous Statement in 1995 the following trends/changes are apparent:
- loss of / poor quality alterations to historic shopfronts
 - poor quality modern infill buildings

There is a continued trend for the conversion of former single family dwelling houses, to flats and maisonettes resulting in further development pressures, most noticeably in the loss of front gardens and boundary walls to accommodate parking on the frontage, alterations to roofscapes to accommodate rooflights and dormer windows, and extensions to the rear / basement level. .

Photographic record

- 9.7 To accompany the introduction of Article 4 Directions a photographic street survey took place in September 2010. This will greatly assist in the future monitoring and evaluation of change in the conservation area. The survey will have the benefit of:
- capturing a moment in time to support the Appraisal
 - providing the means to review the state of the area accurately and periodically
 - being a potentially useful tool in enforcement action
- 9.8 The survey is being undertaken by the Council and will be available to planning officers. This can viewed by members of the public upon request.

Future review

- 9.9 The Council has a duty to review the condition of its conservation areas periodically. The next review is anticipated in five years from the adoption of this Appraisal and Management Strategy.
- 9.10 This may involve the designation of new conservation areas, the de-designation of areas that have lost their special character, or changes to the boundaries of existing conservation areas. At that time the South Hampstead Character Appraisal and Management Strategy will be reviewed in the light of changes to the area.

10.0 MAINTAINING CHARACTER

General Approach

- 10.1 The following approach to maintaining the special interest of the South Hampstead Conservation Area will be adopted as part of the strategy for its effective management:
- the South Hampstead Conservation Area Appraisal and Management Strategy will be subject of public consultation and will be periodically reviewed to ensure that these documents remain sufficiently current to enable its effective management and decision-making on new development within the area;
 - the list of buildings and other features which, in addition to those already included on the statutory list, positively contribute to the character or appearance of the conservation area, will be kept under review (and subject to public consultation) to aid decision-making and the preparation of proposals;
 - applications for development will be determined having regard to the special interest of the conservation area and the specialist advice of conservation officers;
 - in accordance with the relevant legislation most applications for development within the conservation area are required to include a Design and Access Statement. This will be required to adequately explain the design approach and context of the proposals and be accompanied by sufficient, accurate drawings of the existing site, its context as well as the proposed development;
 - where relevant and possible further supplementary planning documents including design guidance and planning briefs will be produced;
 - in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Swiss Cottage Conservation Area are preserved, repaired and reinstated where appropriate;
 - the Council will seek to ensure that the departments responsible for the environment (highways / landscape / planning / conservation and urban design) work in an effective, co-ordinated and

consultative manner to ensure that historic interest within the public realm is maintained and enhanced where appropriate; and,

- the Council will continue to consult local amenity societies on applications which may impact on the special interest of the South Hampstead Conservation Area and seek their input in relation to ongoing management issues.

11.0 BOUNDARY CHANGES

11.1 The boundary of the conservation area has been reviewed as part of this study, consideration has been given as to whether there are any areas that should be added into or de-designated from the conservation area.

Additions and deletions considered

11.2 The conservation area was predominantly developed by two speculative developers – Colonel Cotton and the Maryon Wilson estate. However there are a number of streets just outside the conservation area (e.g.Hilltop Road) which contain very fine buildings and are not currently part of any conservation area at all. A detailed assessment of these streets west of the CA boundary is recommended to assess whether

- i) if they were developed by Colonel Cotton would it be worth marrying these and the streets west of Priory Road which do fall within the Swiss Cottage Conservation Area (and those to the south which don't) up into one, single 'Colonel Cotton Conservation Area';
- ii) If they were developed by Maryon Wilson then again, a redrawing of the boundary to separate the two developments could be considered;
- iii) If the surrounding streets were developed by another company, whether the designation of a new conservation area should be considered.

11.3 As the South Hampstead Conservation Area is already very large (with some 1,500 properties and there are no obvious visual clues (or historic evidence) to connect the existing area to surrounding non-designated streets, the addition of particular buildings or streets is not considered appropriate without a much wider and more detailed assessment of the surrounding streets in their entirety.

11.4 If this is explored, it is important that the existing buildings and streets which do not fall into either Colonel Cotton or Maryon Wilson development (e.g. two historic Underground stations, and the fine Classical terraces on Belsize Road) should however be retained as part of one or the other to ensure that the character of the area as a whole – by their protection - is maintained.

12.0 CURRENT ISSUES

Summary of issues

- 12.1 Whilst some redevelopment of sites has occurred in recent years, the bulk of planning proposals since designation in 1988 have been for residential alterations, conversions, extension and forecourt parking.
- 12.2 Perhaps the greatest single development pressure in the area is the continued trend for the conversion of former single family dwelling houses, to flats and maisonettes. This trend has led a number of associated development pressures, some falling within planning control:
- excavation of basement areas for additional accommodation
 - rear extensions and loss of rear gardens to hard landscaping
 - roof extensions and changes to roof profiles and detail

And others outside:

- increased on street parking and pressure for forecourt parking
 - loss of verdant front gardens for parking / hard landscaping
 - loss of front boundary walls; inappropriate replacement walls / railings
 - pressure to fell and lop trees
 - provision of refuse facilities within front gardens
 - elevational alterations and loss of detail
- 12.3 In recognition of these issues detailed survey work was undertaken in 2008/9 to assess the loss of features and make recommendations to halt erosion in the conservation area. The survey showed that 23% of boundary walls had been lost, and 43% of front gardens had been paved over for parking. The survey also highlighted a significant number of properties with original stained glass/ leaded window and doors which were increasingly being removed, along with other issues such as new rooflights, detracting from the balance and design of the roofscape and front elevations, and loss of historic features on front and side elevations which face the road.

Article 4 Directions

- 12.4 To arrest this erosion, and give the opportunity for reinstatement of historic features an Article 4(1) Direction was made on the majority of properties within the conservation area in September 2010.
- 12.5 An Article 4(1) Direction removes what are known as 'Permitted Development rights' under the Town and Country Planning (General Permitted Development) Order 1995. It means that residents have to make a planning application for certain types of work to the front of houses and the sides of corner houses which face the road. It does

not stop residents carrying out minor alterations like installing security lighting, burglar alarms or repainting.

12.6 The Article 4 Direction requires residents to make a planning application for the following works:

1. Enlarging, altering or improving the front of a house – including alterations to and replacement of windows, doors, decorative details such as porches, terracotta panels and ironwork
2. Painting the front of a house (if it will differ from the traditional surface treatment). Residents do not need to apply for planning permission to repaint your house if it is already painted or covered in 'stucco' or a traditional render finish.
3. Additions or alterations to the roof at the front of a house, including the installation of a roof-light or solar panel
4. Erecting, altering or removing a chimney
5. Making, enlarging, improving or altering a hard surface at the front of a house
6. Erecting, altering or demolishing a gate, wall or fence at the front of a house

12.7 Because the measures are to protect historic features, residents can still carry out works of repair and replacement without making a planning application, if the replacement materials and design closely match the existing materials and design.

Article 4 Design Guide

12.8 The Article 4 Direction is accompanied by a *Design Guide* to explain works of repair and alteration and give residents guidance on making planning applications. It encourages owners and occupiers to undertake sensitive repairs and to reinstate historic features where they have been lost. Even minor changes to the appearance of houses can significantly detract from the character and appearance of the area, and potentially lower the value of the house, so the basic principle underlying the advice on the Guide is to:

- keep your historic property in good repair
- retain and repair historic features rather than replace them.

The Design Guide can be download from our website at:

<http://www.camden.gov.uk/ccm/content/environment/planning-and-built-environment/planning-applications/help-and-advice-with-planning-applications>

Or requested from Camden Planning reception.

Alterations to Existing Buildings

12.9 Alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the area. An Article 4 Direction was introduced to control loss of historic features, original details and verdant front gardens in 2010 however other elements which currently need planning consent and have marred the character of the area are:

- Inappropriate roof level extensions - particularly where these interrupt the consistency of a uniform terrace or the prevailing scale and character of a block, are overly prominent in the street;
- Satellite dishes and aerials

12.10 Roof alterations and extensions to existing buildings should be carefully considered. Extensions and new dormers should be subordinate to the existing building and not detract from its character by becoming over-dominant.

12.11 Further guidance is contained in Camden Planning Guidance (2006, revised version due for adoption April 2011) and reference should be made to policies DP24 and DP25 of Camden Development Policies (LDF, 2010).

Changes of Use

12.12 The South Hampstead Conservation Area substantially retains its original residential character and few changes in uses have occurred over time. It is the current uniformity of scale, lack of division of property and nature of use that contribute to its character. Changes that could impact on the character of the area include:

- Unsympathetic division of buildings to accommodate multiple residential units or varieties of use resulting in new basement excavation and loss of front gardens and boundary walls;
- Interruption or removal of the pattern of boundary treatments along the frontages or the addition of unsympathetic boundary treatments or gates;
- Loss of street trees and those on private land which contribute to the attractive and serene character of the streetscape.
- Small scale developments within or changes to the public realm
- Loss of original/interesting streetscape elements, for example;
 - Unsympathetic surfacing materials;
 - Clutter of street furniture, unnecessary new bollards etc; and
 - General visual clutter from excessive signage (i.e traffic signage). Telecommunications

12.13 The increase in the number of mobile phone users is leading to an increased demand by operators for telecommunications equipment.

Erection of masts should be avoided where they would be prominent within the Conservation Area or in views from it.

Excavation Of Basement Areas For Additional Accommodation

12.14 In recent years, South Hampstead conservation area has seen a proliferation of basement developments and extensions to existing basement accommodation, together with excavation of associated lightwells at the front and rear of properties. Some of these are overly large, spilling into and resulting in a loss of verdant front and rear gardens, detracting from the serene, leafy character of the rear gardens in the CA. New Basement Development and Extensions to Existing Basement Accommodation (February 2009) and Camden Planning Guidance provide guidance on basement development and are available on the Council's website.

Rear Extensions and Loss of Rear Gardens to Hard Landscaping

12.15 There are many attractive, historic rear elevations in the conservation area, visible both from neighbouring gardens and often in long views (e.g. across the private amenity spaces). As such, alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings. A large number of rear elevations are visible from the communal amenity spaces to the rear and the impact of development on these will be carefully considered.

12.16 Long, undeveloped rear gardens and private open spaces are central to the character and appearance of South Hampstead conservation area, and their preservation is of paramount importance.

12.17 In recent years however, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a significant number of planning applications for large rear extensions and significant loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, open character of the conservation area. Applications are always assessed in line with Camden Planning Guidance, but particular care should be taken to ensure that the attractive garden setting of the host building, neighbouring gardens and any private open spaces is not compromised by overly large extensions and areas of hard landscaping. Development proposals which do not respect these characteristics will be resisted. Residents are encouraged to maintain as much soft landscaping as possible in rear gardens.

Roof Extensions and Changes to Roof Profiles and Detail

12.18 In recent years, largely due to the increased intensity of residential use and resulting trend for residential conversion, there have been a

number of applications to alter roofscapes and insert new dormer windows to the front and rear of buildings in the conservation area. These can be damaging to the character of the area where what is proposed does not take into account the careful design of the original building – its front elevation and traditional roof form - and the pattern of neighbouring buildings as a whole.

- 12.19 The variety of roof forms in the area means that each proposal must be carefully judged on its design merits; alterations should not result in increased visual bulk to the roof, nor should they draw more attention than existing to the roof slope. Where a building forms one of a harmoniously composed terrace or group, or indeed is a prominent corner building with a carefully designed hipped roof, insensitive alterations this can be particularly damaging to the design of the host building and the street as a whole.
- 12.20 Rooflights inserted insensitively in the front or visible side roof slope, even when they are flush fitting, also erode character and upset the careful balance of solid to void on the principal elevation.

Poor Quality 20th Century Infill Buildings

- 12.21 While there are a small number of 20th century infill buildings which are considered to make a positive contribution to the Conservation Area, modern infill is often of a very poor quality in terms of design. In some cases traditional materials (brick, render) are used and the new building is designed to mimic adjacent historic buildings, in other cases overtly modern forms are espoused. In most cases neither approach is successful.
- 12.22 Where a historic form is chosen details are often not accurately copied and poor quality materials e.g. cheaper bricks, UPVC windows, 'off the peg' details are used which cannot achieve the same quality and visual attraction as the adjacent historic buildings. Indeed the poor quality "historic" infill juxtaposed against the real thing serves to highlight the difference in quality between the two.
- 12.23 Where overtly modern forms are chosen for infill sites these are more likely to be successful in terms of their contribution to the conservation area, however the general trend is that too little weight has been given to form, design and detail. Whether a modern building distinguishes itself by difference (in materials, form, detail) or chooses to blend seamlessly with its neighbours, poorly thought out design, cheap materials, and 'off the peg' details (e.g. windows, doors) will never make a successful infill building which enhances the character and appearance of the conservation area.
- 12.24 Where possible new development should reflect and retain the original rhythm and style of the streetscape. Subdivision of existing plots will be

resisted where it interrupts the rhythm and pattern of development or results in the loss of features that contribute to the character of the area. Where original plots have been amalgamated to create larger units the Council will look favourably on proposals to reinstate the historical layout of the plots which restore the original rhythm and character.

Loss of Historic Shop Frontages / Poorly designed replacements

12.25 Whilst a number of historic shop fronts do survive many are marred by unsightly strip fascia, cluttered signage and unconsidered shopfront design.

These include:

- 92-98 (even), 104-112 (even), 169-177 (odd) West End Lane
- 7-13 (odds) Fairhazel Gardens
- 2-8 (evens) Canfield Gardens and 219A-D Finchley Road

12.26 219A-D Finchley Road and 104-112 West End Lane are shops housed at ground floor level in the Finchley Road and West Hampstead tube stations respectively. Both these and the tube stations themselves would benefit from a holistic design approach being taken to remove unnecessary signs, posters and associated clutter, consider ways in which the surviving fabric can be upgraded and historic features reinstated where lost.

Enhancement schemes for the public realm

12.27 The Streetscape survey has identified that while a number of historic street signs, and granite curbs survive, there is a distinct absence of historic pavement surfaces (e.g. York stone paving) or period style street lighting.

Economic and regeneration strategy – grants and investment

12.28 English Heritage and the Heritage Lottery Fund run grant schemes for historic areas in partnership with local authorities. There are currently no such schemes proposed or considered for South Hampstead.

12.29 English Heritage has undertaken research – *The Heritage Dividend* – showing that public and private investment into conservation areas brings financial rewards as well as environmental and social benefits. More information is available on its website.

13.0 MANAGEMENT OF CHANGE

Investment and Maintenance

- 13.1 The appraisal has indicated that the character of the South Hampstead Conservation Area is generally of a high standard, and prior to the introduction of Article 4 Directions it was vulnerable to negative change from incremental unsympathetic development or additions by individual householders. Other potential threats, though not currently prevalent, include deterioration of the built fabric arising from neglect and lack of maintenance of buildings.
- 13.2 The quality of the public realm and particularly the pedestrian and amenity spaces can make an important contribution to the character of the area. The quality of these spaces can be adversely affected by a range of factors including the proliferation of visual clutter (e.g. signage, posts, bollards), inappropriate surfacing, covering/removal of historic surfacing.
- 13.3 The Council will seek to ensure that its own investment in the public realm in the Conservation Area respects and enhances its special character and will look for opportunities to make specific, appropriate enhancements to the public realm and particularly to the pedestrian environment as one way of supporting the preservation of the area's distinctive character through the streetscape manual and internal consultation.

Listed Buildings

- 13.4 Within South Hampstead Conservation Area there are a number of fine buildings which arguably have special architectural or historic interest. However, only one of these, the Grade II listed Church of St James, Sherriff Road, is protected by statutory listing. It forms a very important part of the historic quality and character of the area.

To view the location of the listed church please see map 9. the list description can be viewed on the Council's website.

Further information on Listed Buildings can be found at www.camden.gov.uk/planning/listed-buildings or www.english-heritage.org.uk

Maintenance and Repair of Listed Buildings

- 13.5 None of the buildings in the Conservation Area are identified as being at risk on the 2010 Buildings at Risk Register
- 13.6 The Council will keep the condition of properties under review to inform English Heritage of any that may need to be added to the Register.

- 13.7 Owners will be encouraged to maintain their buildings regularly to ensure their condition is improved or appropriately and adequately maintained so that important historic buildings and their architectural features are preserved.
- 13.8 The Council will support owners by providing advice and links to available resources provided by other organisations via the website to assist with this (e.g. The Victorian Society/Society for the Preservation of Historic Buildings /English Heritage/maintainyourbuilding.org).
- 13.9 Owners will be encouraged to keep listed buildings occupied and in an appropriate use. The most appropriate use will be to retain a listed building in its original use. Other uses may be considered if it can be demonstrated that the original use cannot be viably maintained and any other more sympathetic uses are unviable. Most new uses will require planning permission and should not harm the integrity of the building. Listed building consent will be required for any internal alterations to listed buildings.

Listed Building Enforcement Powers

- 13.10 Listed building enforcement powers will be used to secure essential urgent works or repairs to secure the preservation of the building.
- 13.11 In the most extreme cases of deliberate neglect of listed buildings the Council will exercise its powers to undertake the work at the owner's cost or compulsorily purchase the property ensuring that there is provision for the subsequent repair of the building.

Unlisted Buildings

- 13.12 The great majority of the buildings within the Conservation Area are unlisted. Investment and maintenance of all buildings within the Conservation Area will be encouraged to help ensure the preservation of its special character and appearance.
- 13.13 The following measures will be considered to stimulate maintenance and care of unlisted buildings:
- information will be provided on the importance of regular maintenance and other organisations/websites providing advice on these matters will be highlighted on the Council's website;
 - initiatives that will enhance the character or appearance of South Hampstead Conservation Area will be encouraged;
 - information on current funding sources will be provided and if appropriate the Council will apply for funding through special schemes; and,
 - the Council will keep under review the condition of buildings and consider, in conjunction with English Heritage and the Secretary of State for Culture, Media and Sport whether any urgent works

notices should be served to secure emergency or immediate repairs to arrest deterioration of any unoccupied parts of unlisted buildings.

Control over New Development

13.14 It is clear from the Conservation Area appraisal that the area has a well established residential character and there is little pressure for major redevelopment or new development across South Hampstead Conservation Area.

13.15 Any pressure towards new development is likely to be on a small scale from individual property owners wishing to make additions or alterations to their properties, grounds and boundary treatments or from changes of use or subdivision of villas.

13.16 These can be categorised as follows:

- a range of small scale change that can, cumulatively, have a significant impact on the character of an area (e.g. roof extensions; rear extensions, satellite dishes and aerials, removal of trees);
- changes of use; and,
- subdivision of properties.

13.17 New development, involving the loss of existing buildings which positively contribute to the character of the Conservation Area is very unlikely to be supported by the Council. To secure appropriate new development the Council has adopted a number of detailed policies (in Appendix 11) with which development will need to comply. An appropriate level of information will also be required as part of the application submission to enable the Council to determine the effect of any development proposal on the character or appearance of the Conservation Area.

13.18 Development proposals must preserve or enhance the character or appearance of South Hampstead Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.

13.19 High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council assess the proposals.

13.20 Proposals which seek to redevelop those buildings that are considered to have a negative impact on the special character or the appearance of the Conservation Area with appropriate new development will be encouraged.

Design and Access Statements

13.21 Design and Access Statements accompanying applications will be expected specifically to address the particular characteristics identified in the appraisal including the scale and character of the repeated terraced forms, the prevailing scale, mass, roof line and rhythm created by the historic pattern of development.

Preservation of Original Features

13.22 The appearance of all buildings of historic interest (listed and unlisted) within the Conservation Area is harmed by the removal or loss of original architectural features and the use of inappropriate materials. For example, the loss of original joinery, sash windows, porches and front doors, can have considerable negative impact on the appearance of a historic building and the area. Insensitive re-pointing, painting or inappropriate render will harm the appearance and the long-term durability of historic brickwork.

13.23 The Conservation Area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable. Of particular interest are original tiles, dormer windows, parapets, finials, chimneystacks and pots and expressed party walls.

13.24 In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair.

Sub-division of houses

13.25 The intensive sub-division of houses that were originally constructed for single family occupation can have significant detrimental impact on the appearance of the CA through external alterations, extensions and possible demand for additional car parking spaces and will be discouraged.

Excavation of Basement Areas For Additional Accommodation

13.27 Just as overly large extensions above the ground level can dominate a building, contributing to the over-development of a site, an extension below ground can be of an inappropriate scale to the host property and to its neighbours, as well as impacting on immediate and neighbouring garden setting. The Council will resist this type of development where

it is considered to harm the character or appearance of the conservation area.

- 13.28 There are a number of factors that would mean basement development would be overdevelopment. These include, the visual impact of the development both at the front and rear of the property is also a key consideration and lightwells, sunken courtyards, skylights and stepped planting schemes can significantly detract from the attractive amenity of the remaining garden and views from neighbouring properties; harm caused to any trees on or adjoining the site, where the development would restrict future planting and mature development of trees typical to the area, and any impact to the water environment. . The permissible size of a basement development will therefore be guided by the characteristics of the site, its surroundings and the pattern of developed to undeveloped land in the area (i.e. the ration of built form to public and private open space) and will be resisted where there would be a negative impact on the character and appearance of the conservation area.
- 13.29 A basement development that is modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground, provided that the internal environment is fit for the intended purpose, and there is no impact to any trees on or adjoining the site, to the water environment, or to the visual amenity of the remaining garden and views from neighbouring properties.
- 13.30 Proposals for basement development that take up the whole front and / or rear garden of a property are not acceptable. The great majority of the garden should always be left unexcavated in a basement development so that there is no impact on the amenity or biodiversity of the garden. It is also important to ensure that large areas are left undeveloped between the site boundaries and any basement construction to enable natural processes to occur and for vegetation to grow naturally. These areas should be wide enough to sustain the growth and mature development of the characteristic tree species and vegetation of the area.
- 13.31 The Council will ensure that gardens maintain their biodiversity function for flora and fauna and that they are capable of continuing to contribute to the landscape character of an area so that this can be preserved and enhanced. Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application.
- 13.32 The creation of new lightwells can harm the relationship between the building and the wider streetscape, as well as resulting in the loss of garden space; railings around lightwells can cause a cluttered appearance to the front of the property; the inclusion of rooflights designed within the landscaping of a front garden can result in light spill

from these subterranean rooms and harm the character of a building's garden setting. Development will be resisted where it is considered there would be a negative impact on the character and appearance of the conservation area.

- 13.33 When considering applications for basement extensions within the conservation area, the Council will also need to be satisfied that effective measures will be taken during demolition and construction works to ensure the stability of the building and neighbouring properties.
- 13.34 To check whether planning permission is required for basement works, please visit the Council's website at www.camden.gov.uk/planning and refer to the Council's New Basement Development and Extensions to Basement Accommodation Guidance Note (February 2009). Alternatively, please contact the Council's Duty Planner on tel 020 7974 5613.

Roof Extensions and Changes to Roof Profiles and Detail

- 13.35 It is notable that in April 1988, guidelines for roof alterations in the area were formally adopted by the Council, prior to the area's adoption in November of that year as a conservation area. The wide variety of roofs – from simple decorated gables, to elaborate Dutch gables and pediments, to steep French style hipped and mansard roofs, turrets and ogee-shaped domes - play a very important role in maintaining the character of the CA.

Roof Alterations

- 13.36 Proposals which alter existing roof profiles will generally be resisted unless to replace unsightly later additions with less visually disruptive alternatives. Uncharacteristic roof forms will be unacceptable.
- 13.37 Architecturally interesting roof features such as ridge tiles, turrets, decorated gables, chimney stacks and pots should always be retained.
- 13.38 Recessed roof terraces to the front or side slopes are unlikely to be unacceptable.
- 13.39 Recessed roof terraces may be allowed to the rear roof slope in line with CPG. However raising the roof ridge and / or changing the roof pitch to the front, side or rear slopes is unlikely to be acceptable.

Dormer Windows and Roof Lights

- 13.40 Proposal for dormers within the conservation area will be considered on their own merit and subject to Camden Planning Guidance 2006 and (draft) 2011. In some cases they may not be acceptable due to the

impact on the design of the roof, the host building and the surrounding properties. Particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.

- 13.41 Roof lights may be considered acceptable if fitted flush with the roof and located on the rear roofslope. The individual merits of each proposal will be considered in relation to their impact on the character and appearance of the conservation area..

Rear Extensions and Loss of Rear Gardens to Hard Landscaping

- 13.42 There are many attractive, historic rear elevations in the conservation area, visible both from neighbouring gardens and often in long views (e.g.across the private amenity spaces). As such, alterations and extensions to the rear elevations of buildings in the conservation area should respect the historic pattern of development, and preserve the character and historic features of existing buildings. A large number of rear elevations are visible from the communal amenity spaces to the rear and the impact of development on these will be carefully considered.

- 13.43 Development which results in the loss of private open spaces is unlikely to be acceptable due to the positive contribution of these spaces to the character and appearance of the conservation area. Any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained.

- 13.44 Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, or adjoining communal amenity spaces, where the visual impact of a proposal may be greater.

Front Garden Spaces

- 13.45 Loss of front garden spaces can significantly detract from the appearance of the area and further harm is caused by the paving over of green spaces, loss of boundary walls and hedges, the erection of inappropriate walls, railings and gates and the visual intrusion of the cars themselves parked within the former garden. Unfortunately a significant number of gardens and boundary walls have been removed in the area, making the retention of those surviving, and the reinstatement of those lost, a high priority.

- 13.46 Where part of the front elevation has been adapted to form a garage, the Council will encourage the reinstatement of habitable rooms.

- 13.47 Where front refuse bin stores are considered necessary, great care should be taken to ensure that the store is located sensitively. This

would include concealment by existing boundary walls and planting, the use of sensitive materials (reclaimed brick or timber) and siting away from the main frontage of the building.

Front Boundaries

13.48 The brick boundary walls, gate posts and ironwork along the frontages are an important facet of the character of the entire conservation area. An Article 4 Direction is in place in the conservation area requiring planning permission for all works (except repairs and like for like replacement) to front boundary treatment. The Council will resist the loss of original boundary treatments and the iron and wooden elements and planted greenery associated with them.

Car parking cross-overs

13.49 Reinstatement of front gardens and typical local boundaries (for example hedges or walls) is encouraged where cross-over parking has been implemented in the past. This is an important way of enhancing the streetscape and incrementally improving the quality of the area.

13.50 Planning permission is required for changing a hard surface at the front of a house or flat in the conservation area. This includes paving over a front garden (or garden at the side of the property where this faces a road) where it is not already paved, or changing the size or a material or size of an existing paved areas. In addition to where Planning Permission or Conservation Area Consent is required, approval for a cross over is also required from the Council's Highways Department.

Introduction of New Services

13.51 Prominent external telecommunications apparatus and electrical equipment, including cable runs, satellite dishes and inappropriate light fittings and security systems, can harm the appearance of an historic building. Efforts should be made to find discrete solutions appropriate to the character of the area. Please see paragraph 13.69 in relation to satellite dishes. Guidance on the installation of telecommunication equipment including mobile phone masts, satellite dishes and aerials can be found in the Camden Supplementary Design Guide or by contacting the Planning Services above.

13.52 Fire escapes should be located internally. If external means of escape cannot be avoided they should be located in a position that does not detract from the appearance of the Conservation Area. If they any element is visible from the public realm particular attention will need to be paid to the materials, colour and detailing.

Changes of Use

13.53 The Council will keep under review changes of use to see whether particular policies are required to protect the character of the area.

Demolition of Buildings

13.54 The total or substantial demolition of an unlisted building in a conservation area requires conservation area consent. In accordance with relevant Government guidance, the Council will normally expect all buildings that make a positive contribution to the character or appearance of the Conservation Area to be retained. Any proposals for the demolition of an unlisted building would need to be fully and robustly justified in terms of the requirements set out in PPS5.

13.55 The Council would need to be convinced of any case for demolition. Demolition of a building is unlikely to be permitted without an appropriate redevelopment scheme and reasonable certainty that this would be implemented.

13.56 Walls, gates and fences in conservation areas are also protected from demolition as a result of the Article 4 Direction which is in place in the conservation area.

Control of Advertisements

13.57 The predominant residential character of the Conservation Area offers limited scope or necessity for the installation of a wide range of signage. Any large scale signage, particularly illuminated signage, would be entirely inappropriate and would certainly require advertisement consent. A proliferation of signage, even of an appropriate design, could harm the character of the Conservation Area.

13.58 The proliferation of estate agents boards is an ongoing concern. The legislation concerning the display of advertisements is contained principally in the Town & County Planning (Control of Advertisement) Regulations 1992. One control mechanism is the use of Regulation 7, which is force in the conservation area.

Development Briefs and Design Guidance

13.59 The Conservation Area Appraisal has not identified any sites that would be appropriate for large scale new development and so the need for development briefs for individual sites is distinctly limited.

13.60 Where development proposals come forward, developers will be encouraged to work with the Council to prepare development briefs appropriate for the Conservation Area.

13.61 A range of guidance on development control issues is set out within Camden Planning Guidance and should be considered by applicants and their advisors. This is available on the Council's website and will be applied in decision-making when appropriate.

13.62 Other guidance includes the Design Guide on Swiss cottage Conservation Area (please note the name of this document will change to South Hampstead Design Guide) and guidance on sustainable development in conservation areas which can be found on the Council's website. Further guidance in relation to listed buildings and their repair and maintenance is available from English Heritage and organisations such as The Victorian Society.

13.63 The Council will seek to maintain and update specific design guidance

Public Realm Strategy

13.64 The appraisal has identified elements of historic streetscape interest within the Conservation Area. These include granite kerbs, York paving stones and slabs, cast iron bollards, cobbles and other increasingly rare examples of historic street furniture add interest and character to the public realm within the Conservation Area. It should be borne in mind that these lists may not be exhaustive and in any streetscape proposals consideration should be given to the value and retention of any elements of historic streetscape interest.

13.65 The Council has produced the Streetscape Design Manual to raise the standard of street works consistently throughout the Borough. Reference should be made to this document and consultation with conservation officers undertaken.

13.66 The planning authority will seek to encourage improvements to the public realm including the reduction of street clutter and improved street lamps, wayfinding and signage design. Information and advice can be found in the Council's Streetscape Design Manual. English Heritage guidance 'Streets for All' should also be considered.

Satellite dishes

13.67 Satellite Dishes are unacceptable where they are on a main facade, in a prominent position or visible from the street. The smallest practical size should be chosen with the dish kept to the rear of the property, or below the ridge line and out of sight at roof level. Planning permission is usually required.

Landscape Elements

- 13.68 Advice on street trees can be found at www.camden.gov.uk/streetscape
- 13.69 The Council's free publication 'A Guide to Trees in Camden' contains information on the benefits of trees and the law relating to trees in conservation areas.

Enforcement

- 13.70 In addition to listed building enforcement powers, the Council has adopted an Enforcement Policy for handling complaints of unauthorised development and will investigate and where necessary take enforcement action against unauthorised works and changes of use. In operating that policy special attention will be given to preserving or enhancing the special qualities of the Conservation Area.
- 13.71 Guidance regarding enforcement issues can be found in PPG18: Enforcing Planning Control and Circular 10/97: Enforcing Planning Control: Legislative Provision and Procedural Requirements (published by DETR).
- 13.72 The Council will, if necessary, utilise powers under sections 214 and 215 Town and Country Planning Act 1990 to ensure that appropriate action is taken against sites that detract from the amenity of the Conservation Area.
- 13.73 The Council will consider the efficacy of using Completion Notices to secure the completion of any unfinished works which are impacting on the area's appearance.

Trees, green spaces and biodiversity strategy

- 13.74 The street trees in the residential areas are a valuable part of the streetscape and make a positive contribution to the character and appearance of the conservation area. Advice on street trees can be found at www.camden.gov.uk/streetscape
- 13.75 Many trees within the conservation area have statutory protection through tree preservation orders (TPOs). Additionally any tree within the conservation area over 75mm diameter that is not covered by a TPO is still protected and anyone proposing to cut down, top or lop a tree is required to give six weeks' notice to the Council.
- 13.76 Camden's Tree Officers within the Conservation and Urban Design Team can advise on all aspects of trees on private property within the Swiss Cottage Conservation Area.

- 13.77 The Council's free publication *A Guide to Trees in Camden* contains information on the benefits of trees and the law relating to trees in conservation areas: email PPP@camden.gov.uk
- 13.78 If building or excavation works are proposed to a property in the Conservation Area, consideration should also be given to the existence of trees on or adjacent to a site, including street trees and the required root protection zones of these trees. Where there are trees on or adjacent to the site, including any street trees, an arboriculture report will be required with the submission of a planning application. This should provide a statement in relation to the measures to be adopted during construction works to protect any trees on or adjoining the site and justification for any trees to be felled. Further guidance is provided in BS5837:2005 'A guide for trees in relation to construction', or by contacting the Council's Tree Officer on 020 7974 5616.
- 13.79 The general canopy/tree character of the conservation area is largely formed of continuous bands of trees spanning rear gardens with intermittent tree cover in front gardens. The general level of tree cover in the conservation area is relatively high and comprised of a wide range of sizes and species. Trees in front gardens provide a very important landscape and streetscape function and this is especially true where street trees are not present. Vistas/views down tree lined streets often provide continuity within the streetscape with varying colours and textures. These important landscape features of the conservation area require both protection and enhancement where possible.
- 13.80 Views along rear garden vistas and into areas of dense tree cover are characteristic of the conservation area and should be protected. Views of mature trees between buildings from the public highway provide a sense of space and openness and give the impression of properties with large rear gardens.
- 13.81 Damage to pavements is sometimes caused by root growth, and the canopies need periodically to be pollarded. This is a matter of ongoing monitoring and maintenance in order to preserve the leafy character of the side streets.
- 13.82 As trees die, replacement with varieties that encourage biodiversity and minimising root damage is to be encouraged while maintaining the overall character.
- 13.83 All new development should have a high standard of external space which should respect the character of the conservation area.
- 13.84 The Town and Country Planning Act 1990 (as amended) makes special provision for trees in conservation areas which are not the subject of a tree preservation order (TPO). Under section 211 anyone proposing to cut down or carry out work on a tree in a conservation

area is required to give the local planning authority (LPA) six weeks prior notice. The purpose of this requirement is to give the LPA an opportunity to consider whether a TPO should be made in respect of the trees. In the case of trees covered by a TPO, a standard form must be submitted to the LPA. Anyone who cuts down, uproots, lops, tops wilfully destroys or wilfully damages a tree in a conservation area or covered by a TPO without prior Council consent is guilty of an offence and if convicted in a Magistrate's Court could be liable for a fine. Please contact the Tree and Landscape Team for more information on 020 7974 5616.

13.85 The Council will generally resist the removal of trees within the conservation area unless they were dead/dying/dangerous, causing damage to buildings or not considered to be of visual or wildlife importance. The unsympathetic pruning of tree would also be resisted and the pruning of trees which have developed a natural and attractive shape and form should be preserved and protected and any application to reduce these trees will be resisted.

13.86 Where tree works are required in order to mitigate the effects of perceived subsidence, supporting evidence to demonstrate the tree's involvement is required with any application.

13.87 Loss of front gardens and boundary treatment (hedges and brick walls) is detrimental to the character of the streetscape and conservation area in general. This is generally as a result of the provision of offstreet parking or to pave over the front garden to reduce maintenance. Front gardens are very important not just for aesthetic reasons, but also for biodiversity, sustainable drainage and to reduce the heat island effect. Planning permission is now required for the paving over of more than 5 square metres of front garden.

14.0 OTHER ISSUES

14.1 There are a number of issues that the Council may wish to consider in relation to the management of the Conservation Area.

Promoting Design Quality

14.2 The Council will ensure continued consultation with local interest groups, including CRASH.

14.3 Design awards and environment champions will be used by the Council to encourage high quality design.

Consideration of resources to sustain the historic environment

- 14.4 London Borough of Camden has a limited team of conservation officers and landscape officers that support the aims of the designation of the area and give advice and assistance to the public.
- 14.5 Camden has had a Heritage Champion to promote heritage issues. At the time of writing the role is up for re-election.
- 14.6 CRASH is run on a voluntary basis and receives no funding from the Council.

Procedures to ensure consistent decision making

- 14.7 The Council requires high quality applications for works in the Conservation Area; therefore, applicants need to:
 - i) ascertain where planning permission or conservation area consent is required for alteration and demolition
 - ii) ascertain what is significant about the space/ feature/ building
 - iii) understand the relevant policies and guidance
 - iv) show what effect the proposal will have on the space/ feature/ building – this may require an historic environment impact assessment
 - v) illustrate the effect of the proposals on the local context – this may entail perspectives or visually verifiable montages
- 14.8 The Council has strict procedures to ensure that applications will only be validated where there is sufficient information to assess the proposals.
- 14.9 It is recommended that applicants consult the duty planner prior to application.
- 14.10 Planning applications will be determined in accordance with local guidance (Camden's Planning Guidance and the Conservation Area Appraisal), local policy (London Borough of Camden's Local Development Framework 2010), and national policy (The London Plan).
- 14.11 Other guidance, for instance that published by English Heritage on listed buildings and conservation areas, will also be taken into account.

15.0 COMMUNITY INVOLVEMENT

- 15.1 Community involvement is encouraged in order to:

- promote 'ownership' of the Character Appraisal and Management Strategy by both the local community and the Council in order to achieve incremental improvements
 - support the Sustainable Community Strategies and Local Area Agreements within the draft LDF to promote satisfaction with the local area and increased civic participation in the decisions affecting conservation areas
- 15.2 Conservation Area designation is about recognising the significance of an area and what gives its special character. Designation is not intended to prevent change but to make sure that the effects on what people value about a place are properly considered.

English Heritage.

- 15.3 Camden has a statutory duty to publish proposals for the enhancement of the Conservation Area.
- 15.4 Local residents are already involved in CRASH. This group brings issues affecting the conservation area to the Council's attention.
- 15.5 If you wish to become involved or find out more, CRASH's contact details are available on CINDEX, <http://www.camden.gov.uk/cindex> .
- 15.6 English Heritage has launched a campaign to support the preservation and enhancement of conservation areas and it provides a campaign pack of information on request. To find out more see www.english-heritage.org.uk

16.0 GUIDANCE

Information

- 16.1 A range of information is available on the Council's website to assist businesses, occupiers and developers in making applications that will meet the objective of preserving or enhancing the character or appearance of the conservation area.
- 16.2 London Borough of Camden, *A Guide to Trees in Camden* contains information on the benefits of trees and the law relating to trees in conservation areas.
- 16.3 London Borough of Camden '*Your Camden*' is an internet magazine for the borough.
- 16.4 English Heritage has many useful publications, all available on their website including:

Heritage at Risk register and guidance
Campaign for Conservation Areas
Streets For All

16.5 There is a wealth of further information provided by English Heritage, the Victorian Society, Twentieth Century Society, SPAB and other conservation organisations. The Planning portal is also useful for general planning issues. Contacts are listed below.

17.0 Contacts

Camden
Planning and Public Protection
Town Hall Extension
Argyle Street
London
WC1H 8ND

tel 020 7278 4444
www.camden.gov.uk
email ppp@camden.gov.uk

English Heritage
London Office
1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST

tel 020 7973 3000
web www.english-heritage.org.uk
email london@english-heritage.org.uk

Victorian Society
1 Priory Gardens
LONDON
W4 1TT

tel 020 8994 1019
web www.victoriansociety.org.uk
email Admin@victoriansociety.org.uk

Twentieth Century Society
79 Cowcross Street
London
EC1M 6EJ

tel 020 7250 3857

web www.c20society.org.uk
email caseworker@c20society.org.uk

CABE
1 Kemble Street
London
WC2B 4AN

tel 020 7070 6700
web www.cabe.org.uk
email info@cabe.org.uk

The Planning Portal

Web www.planningportal.gov.uk

18.0 Bibliography and References

'Hampstead: Settlement and Growth', from A History of the County of Middlesex: Volume 9: Hampstead, Paddington (1989), pp. 8-15. URL: <http://www.british-history.ac.uk/report.aspx?compid=22633>
Date accessed: 07 May 2010.

Kilburn and West Hampstead Past, Dick Weindling and Marianne Colloms, Historical Publications 1999

The Buildings of England, London 4: North. Bridget Cherry and Nikolaus Pevsner, Penguin 1998

The Streets of West Hampstead, ed. Christopher Wade, Camden History Society 1992

A History of CAMDEN, Hampstead, Holborn and St Pancras, John Richardson, Historical Publications 1999

Appendix 1: Built Heritage Audit

Listed Buildings

Sherriff Road Church of St James, 1887-8, listed grade II.

Positive Contributors

Aberdare Gardens 1- 79 (odd), 2 – 70 (even)

Acol Road 1, 3-11 (odd) 15-17 (odd) 2-24 (even) Acol Court

Belsize Road 46-170 (even), 48A

Broadhurst Gardens 1-27 (odd); 29, 33-59 (odd), Broadhurst Mansions 97; 99-139 (odd); 149, 151-165 (odd), 140-146(even);, 152, 154, 164 -198 (even); 198A

Canfield Gardens 2–92 (even), 98 and 100, 3-123 (odd)

Cleve Road 1-19 (odd) 2- 8 (even), 16,

Compayne Gardens 1 – 23 (odd) 25-65 (odd) (not including 51a), 79, 4-14 (even) 26-72 (even) 78-88 (even), Highfield Mews.

Fairhazel Gardens 8-16 (even inc 10A, 10B), 18-50 (even) 52-82 (even) 7-15 (odd) 35C, The Lodge, 37– 49 (odd), 52-82 (even),

Finchley Road 219, 219A-D, 221, Canfield House

Goldhurst Terrace 2-78 (even inc 34a), 80-198 (even, inc 148a, 192a 194a) 23-81(odd), 87-109 (odd), 111 & 113, 121-159 (odd) 171-267 (odd, inc 243a)

Greencroft Gardens 1 - 45 (odd, inc 1 and a half, 5a, 5b, 7a), 49-129 (odd), 2- 62 (even), 64-132 (even)

Priory Road 52 – 70 (even) , 76-84 (even) 88-118 (even), 67-71 (odd) 81-85 (odd) 87-99 (odd) 103-107a (odd), 111-121 (odd) .

Quex Road Douglas Court

Sherriff Road 11, West Hampstead Studios

Wavel Mews	1-10, 10A, 10B, 11, 12, 14
West End Lane	The Hamptons 52, 54 -92 (even), 94-116 (even) , West Hampstead Underground Station,, Kings Gardens, 93-145 (odd inc 125b), St James' Mansions, 157-177 (odd),
West Hampstead Mews	Green House 1-12 (consecutive inc 1A, 1B, 6A), 13, 13A, 19-23 (consecutive)
Woodchurch Road	1, One and a half, one and a quarter, 3, 3A, 5-7 (odd), The Coach House 7A, 9 (odd) 11-19 (odd) 2-8 (even) 12-22(even)

Appendix 2: Elements of Streetscape Interest

Broadhurst Gardens

On boundary wall outside 27- Broadhurst Gardens tiled streetsign

Opposite 59- bollard

Junction of Broadhurst/Fairhazel- 3 x bollards (outside 97, 99 and 76 Broadfield)

Opposite 103/105- postbox

Corner of Broadhurst Gdns/Priory Road- postbox

On corner outside 121 Priory Road – 3 x bollards

On boundary of 164/166- Broadhurst Gardens tiled streetsign

Side boundary wall of 154- To Finchley Road and West End Lane tiled streetsign (E missing)

102 West End Lane- Broadhurst Gardens tiled streetsign on building

100 West End Lane- Broadhurst Gardens tiled streetsign on building

Compayne Gardens

Boundary wall of 12 Canfield Gdns- Compayne Gardens tiled streetsign

Outside 38- postbox

Boundary wall of 100 Priory Road- Compayne Gardens tiled streetsign

Boundary wall of 80 West End Lane- Compayne Gardens tiled streetsign

Canfield Gardens

Yorkstone outside Finchley Road station (from Finchley Rd to Canfield Place)

Bollard outside 2

On side of 4- Canfield Place tiled streetsign

Postbox outside 8

On 8a- Canfield Gardens tiles streetsign

Postbox outside 61a

On boundary wall of 40- Canfield Gardens tiled streetsign

Canfield Place

Bollard at side of 4 Canfield Gardens

Goldhurst Terrace

Corner of Greencroft and Goldhurst (2 Goldhurst)- postbox

On boundary wall of Fairhazel Mansions- Goldhurst Terrace tiled streetsign

On corner of Goldhurst/Fairhazel (Fairhazel Mansions side) – 7 x bollards

Outside 129 Goldhurst - 1 x bollard

Outside 131 Goldhurst - 2 x bollards

Outside 80 Goldhurst - 2 x bollards

Outside 215/217 Goldhurst - postbox

Side wall of 58 Priory Road- Goldhurst Terrace tiled streetsign

Junction of Goldhurst/Acol/Priory road- 14 x bollards (5 x outside Cecil Court, 4 x outside Parsons Lodge, 3 x outside 58 Priory, 2 x outside Lynne Court)

Greencroft Gardens

On boundary wall of 62- Greencroft Gardens tiles streetsign

Outside 96- 3 x bollards

Corner with 62- 2 x bollards

Corner with 50 Fairhazel- 2 x bollards

Aberdare Gardens

Outside 32 Aberdare Gdns- postbox

Priory Road

On boundary wall of 58- Priory Road tiled streetsign

On boundary wall of 78 Compayne- Priory Road tiled streetsign

Outside 78 Compayne Gdns- 2 x bollards

Outside 87 Priory Road- postbox

Outside 98 Priory Road- 3 x bollards

Outside 99 Priory Road- 4 x bollards

Outside 100 Priory Road – 4 x bollards

On boundary wall of 123 Canfield- Priory Road tiled streetsign

Fairhazel Gardens

Bollard outside 38 Canfield Gardens

On boundary wall of Fairhazel Mansions (14)- Fairhazel Gardens tiled streetsign

On boundary wall of 123 Canfield Gdns- Priory Road tiled streetsign

On boundary wall of 70 Priory Road- Priory Road tiled streetsign

West Hampstead Mews

Side of 151 Broadhurst Gdns house- West Hampstead Mews tiled streetsign

Side of 153 Broadhurst Gdns house- West Hampstead Mews tiled streetsign

Granite setts along West Hampstead Mews

Cleve Road

On boundary wall of Embassy House (corner with West End Lane)- Cleve Road tiled streetsign

Woodchurch Road

On Woodchurch (outside Douglas Waite House)- 2 x bollards

On Woodchurch (outside 71 Priory Road)- 2 x bollards

Acol Road

Outside 2 (Cecil court)- postbox

St Marys Mews

On boundary wall of 56 Priory Road- St Marys Mews tiled streetsign

On boundary wall of 54 Priory Road- St Marys Mews tiled streetsign

Wavel Mews

Outside 1-10- original granite setts for road area, new setts for parking

West End Lane

Boundary wall of 139- West End Lane tiled streetsign

Boundary wall of St James' Mansions- West End Lane tiled streetsign

On boundary wall of Embassy House (corner with Cleve Road)- West End Lane tiled streetsign

Entry to Embassy House – 3 x bollards

Outside tube station- railings (don't think these are historic?)

Outside 84 West End Lane- 1 x bollard

Outside 86 West End Lane- 2 x bollards

Outside 88 West End Lane- 1 x bollard

Gascony Avenue

On boundary wall of 97 West End Lane- Gascony Avenue tiled streetsign

On boundary wall of 99 West End Lane- Gascony Avenue tiled streetsign

Messina Avenue

On boundary wall of 111 West End Lane- Messina Avenue tiled streetsign

On boundary wall of 113 West End Lane- Messina Avenue tiled streetsign

Cotleigh Road

On side wall of 125 West End Lane- Cotleigh Road tiled streetsign

On side wall of 127 West End Lane- Cotleigh Road tiled streetsign

Dynham Road

On boundary wall of 131 West End Lane- Dynham Road tiled streetsign

On boundary wall of 133 West End Lane- Dynham Road tiled streetsign

On corner outside 131 West End Lane- 2 x bollards

On corner outside 133 West End Lane- 5 x bollards

Hemstal Road

Boundary wall of St James' Mansions- Hemstal Road sign

Corner of Hemstal/West End Lane outside St James' Mansions- postbox

Sherriff Road

Boundary wall of St James's Church – Sherriff Road tiled streetsign

Belsize Road

Outside 108- postbox

Coleridge Gardens:

On side of 5 Fairhazel Gardens- Cast iron streetsign (black on white)
Coleridge Gardens

Notes:

Goldhurst Terrace has old style streetlights but they do not appear to be historic

All streets have granite kerbs

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